

Chapter 21

LAND USE ORDINANCE

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Article 1. General Provisions

Sections:

- 21-1.10 Title.
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Sec. 21-1.10 Title.

The provisions of this chapter, inclusive of any amendments, shall be known as the land use ordinance (LUO) of the City and County of Honolulu. The provisions may also be referred to as the zoning ordinance and may, to the extent practicable, contain other ordinances regulating the utilization of land pursuant to Section 6-1504 of the charter. (Added by Ord. 99-12)

Sec. 21-1.20 Purpose and intent.

- (a) The purpose of the LUO is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the Oahu general plan and development plans, and to promote and protect the public health, safety and welfare by, more particularly:
- (1) Minimizing adverse effects resulting from the inappropriate location, use or design of sites and structures;
 - (2) Conserving the city's natural, historic and scenic resources and encouraging design which

- enhances the physical form of the city; and
 - (3) Assisting the public in identifying and understanding regulations affecting the development and use of land.
 - (b) It is the intention of the council that the provisions of the LUO provide reasonable development and design standards for the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes.
- (Added by Ord. 99-12)

Sec. 21-1.30 Administration.

The director shall administer the provisions of the LUO.
 (Added by Ord. 99-12)

Sec. 21-1.40 Appeals.

Appeals from the actions of the director in the administration of the provisions of the LUO shall be to the zoning board of appeals as provided by Section 6-1516 of the charter. Appeals shall be filed within 30 days of the mailing or service of the director's decision. (Added by Ord. 99-12)

Sec. 21-1.50 Variances.

Petitions for varying the application of the provisions of the LUO shall be determined pursuant to Sections 6-1516 and 6-1517 of the charter, including the application of the provisions relating to signs. (Added by Ord. 99-12)

Sec. 21-1.60 Temporary uses.

Uses and structures of a temporary nature shall not be governed by this chapter, unless the director determines that significant impacts upon the surrounding area warrant review, and, when necessary, the imposition of conditions on the use or structure. Conditions shall be based on impacts upon the surrounding area, and may cover hours of operation, duration of the activity, and general manner of operation. (Added by Ord. 99-12)

Article 2. Administration and Enforcement

Sections:

- 21-2.10 Purpose.
- 21-2.20 Administrative procedures.
- 21-2.30 Application procedures.
- 21-2.40 Permits.
- 21-2.40-1 Minor permits.
- 21-2.40-2 Major permits.
- 21-2.50 Multipermit process.
- 21-2.60 Rules governing director's failure to act within specified time period.
- 21-2.70 Review of planning commission and/or council.
- 21-2.80 Conditional zoning--Agreements.
- 21-2.90 Conditional use permit--Purpose and intent.
- 21-2.90-1 Application requirements.
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- 21-2.100 Existing uses.
- 21-2.110 Exceptions.
- 21-2.110-1 Cluster housing, agricultural and country clusters.
- 21-2.110-2 Planned development-resort and planned development-commercial projects.
- 21-2.110-3 Designation of ohana-eligible areas.
- 21-2.120 Plan review uses--Purpose and intent.
- 21-2.120-1 Applicability.

- 21-2.120-2 **General provisions.**
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- 21-2.130 **Waiver of requirements.**
- 21-2.140 **Zoning adjustments.**
- 21-2.140-1 **Specific circumstances.**
- 21-2.140-2 **Criteria.**
- 21-2.150 **Violation.**
- 21-2.150-1 **Criminal prosecution.**
- 21-2.150-2 **Administrative enforcement.**

Figures:

- 21-2.1 **Permit Application--Processing Time.**
- 21-2.2 **Zoning Adjustment: Grade Irregularities.**

Sec. 21-2.10 Purpose.

The purpose of this article is to set forth the procedures for processing permit applications and to ensure compliance with all provisions of this chapter. Concurrent application and processing are encouraged for projects that require multiple permits. (Added by Ord. 99-12)

Sec. 21-2.20 Administrative procedures.

- (a) No permit required by this chapter shall be granted or application accepted for any use, structure or project on any zoning lot in conflict with a proposed zone change, including an amendment to or establishment of any special district, between the time the proposal is initiated by the director or the council and the time the proposal is withdrawn, or approved or denied by the council. This provision shall not apply for a period of more than one year from the date of initiation of the proposal.
- (b) If a permit required by this chapter requires a public hearing, no request for postponement of the hearing shall be allowed after notice has been published; however, the applicant may withdraw the permit application.
- (c) In the event a permit required by this chapter is denied, or in the event the applicant withdraws the permit application, one year shall elapse before the permit application is resubmitted in the same or substantially the same form; provided that if the denial or withdrawal was the result of infrastructure inadequacies and these inadequacies are subsequently corrected, then the director may accept a new application prior to the lapse of the one-year period.
- (d) The director shall notify an applicant in writing whether an application for a permit required by this chapter is complete or incomplete within 10 working days of its receipt by the director. When the application is incomplete the notice shall inform the applicant of the specific requirements necessary to complete the application. The application shall not be accepted by the director unless it is complete.
- (e) Applications previously approved by ordinance shall continue to be regulated by the provisions of that ordinance, except that:
 - (1) The director may administratively modify cluster housing and planned development-housing projects that were originally approved by ordinance;
 - (2) All such modifications shall be processed in accordance with current site design standards and application procedures.
- (f) Applications previously approved, other than by an ordinance, shall continue as approved; provided, that any reference to an approving body shall be construed as the approving body contained in the applicable regulation of this chapter.
- (g) Nothing contained in this chapter shall be deemed to prevent the strengthening or restoration to a safe condition of any building, or any part of any building, declared to be unsafe by any official charged with protecting the public safety, upon order of such official.
- (h) The department monitors compliance with and enforces the provisions of this chapter only. Accordingly, the issuance of a permit pursuant to this chapter does not constitute the department's confirmation that the applicant has complied with any other applicable laws.

- (i) In addition to the requirements stated in this chapter for the issuance of any permit, it shall be the responsibility of the applicant to observe and comply with all other applicable federal, state and city laws, ordinances, rules and regulations.
- (j) All references in this chapter to a government agency or department shall mean the government agency or department specifically identified or its successor.
- (k)
 - (1) Except as otherwise provided herein, the director may administratively authorize minor alterations, additions, or modifications to any approved permit required by this chapter, provided the minor modification request is reasonable, and consistent with the intent of the respective permit; does not significantly increase the intensity or scope of the use; and does not create adverse land use impacts upon the surrounding neighborhood.
 - (2) Subdivision (1) shall not apply to:
 - (A) Zone changes; and
 - (B) The following council approvals, except to the extent that minor modifications are permitted by the express language of the council's approving resolution:
 - (i) Plan Review Use approvals; and
 - (ii) Approvals of conceptual plans for Planned Development-Resort and Planned Development-Commercial projects in the Waikiki special district pursuant to Section 21-9.80-4(d).
 - (3) Major alterations, additions, or modifications, and other alterations, additions, or modifications excepted by subdivision (2), shall be processed under the provisions for the applicable permit or approval.

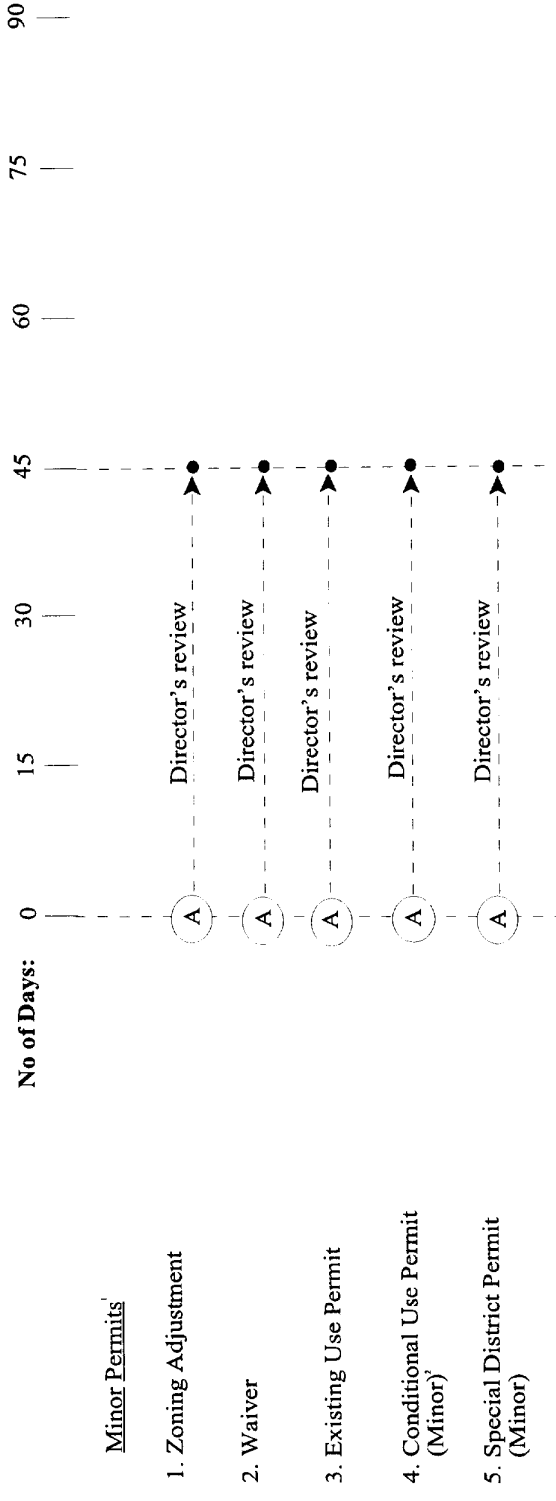
(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-2.30 Application procedures.

- (a) The application procedures specified in this section shall be followed in the administration of this chapter. As used in this section, "applicant" includes but is not limited to any governmental agency or entity.
- (b) Application fees are not refundable and shall be required as specified in Chapter 6, Article 41.
- (c) See Figure 21-2.1 for permit application processing.

(Added by Ord. 99-12)

Figure 21-2.1
Permit Application Processing Time



Minor Permits

1. Zoning Adjustment
2. Waiver
3. Existing Use Permit
4. Conditional Use Permit (Minor)
5. Special District Permit (Minor)

Legend

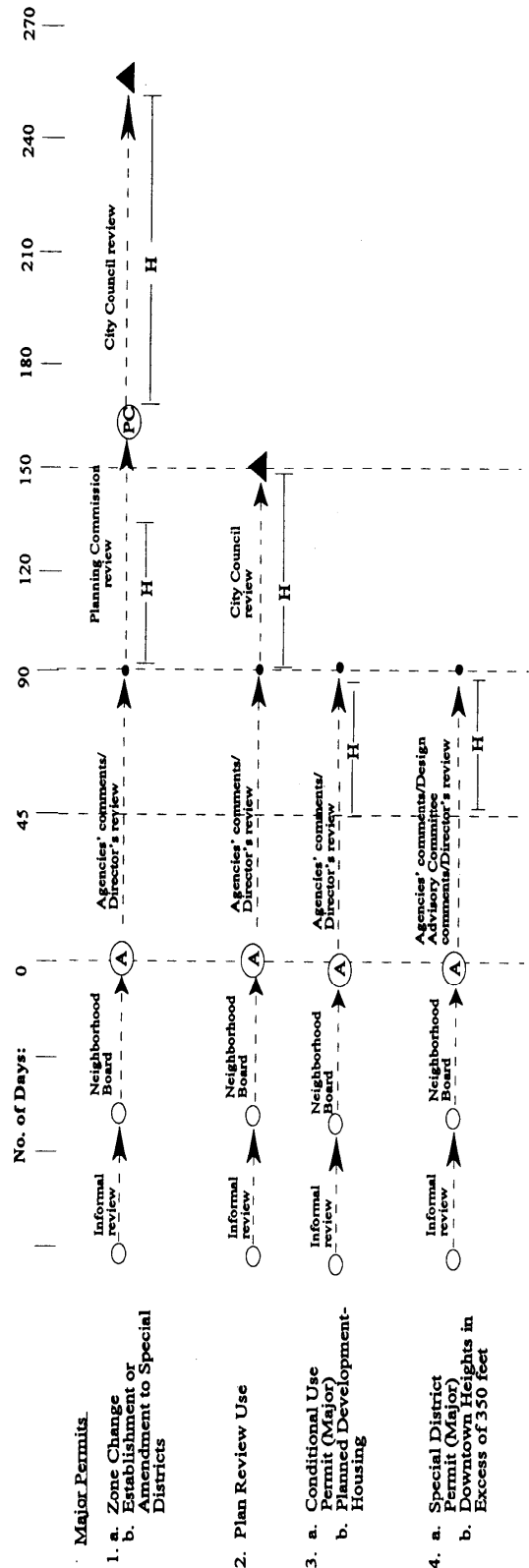
- Deadline for Director's action
- ➔ Variable time period
- (A) Acceptance of completed application

Note: The processing time suggested for each different permit listed on this exhibit is for illustration purposes only and may vary according to individual circumstances. Applicants should refer to the appropriate section of Article 2 for precise time requirements.

¹ Before submitting an application for a minor permit for the following uses, the applicant must request an opportunity to present the project to the appropriate neighborhood board; (a) transmitting antenna mounted on a building or rooftop in a country, residential, A-1 or AMX-1 district or a freestanding antenna structure; (b) meeting facility; (c) day-care facility; or (d) school (elementary, intermediate and high.) See Sec. 21-2.40-1.

² Deadline for Director's action may be extended for permits concerning meeting facilities, day-care facilities and schools (elementary, intermediate and high.) See Sec. 21-2.40-1.

Permit Application Processing Time

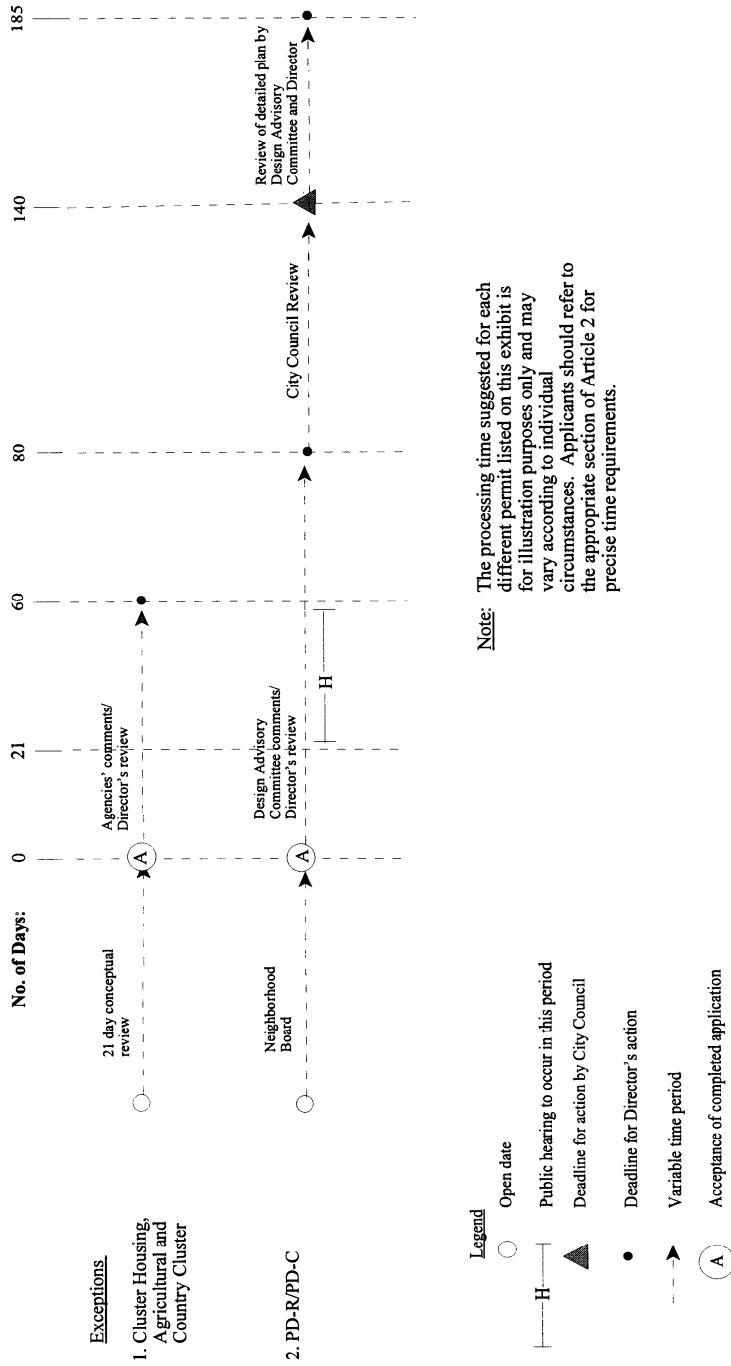


- Legend**
- Open date
 - ⊙(PC) Deadline for Planning Commission action (30 days from close of public hearing)
 - ▴(H) Deadline for action by City Council
 - Deadline for Director's action
 - Variable time period
 - ⊙(A) Acceptance of completed application

Note: The processing time suggested for each different permit listed on this exhibit is for illustration purposes only and may vary according to individual circumstances. Applicants should refer to the appropriate section of Article 2 for precise time requirements.

Figure 21-2.1 (continued)

Figure 21-2.1 (continued)
PERMIT APPLICATION PROCESSING TIME



Note: The processing time suggested for each different permit listed on this exhibit is for illustration purposes only and may vary according to individual circumstances. Applicants should refer to the appropriate section of Article 2 for precise time requirements.

Sec. 21-2.40 Permits.

There shall be two categories of permits authorized by this chapter: minor and major. The following sections describe the review and processing of applications for permits and approvals within these two categories. (Added by Ord. 99-12)

Sec. 21-2.40-1 Minor permits.

- (a) Specific Permits. The minor permit category consists of the following permits and approvals:
 - (1) Zoning adjustment;
 - (2) Waiver;
 - (3) Existing use permit;
 - (4) Conditional use permit (minor); and
 - (5) Special district permit (minor).
- (b) Preapplication Procedures. Before submitting an application for a minor permit, except an existing use permit, for the following uses:
 - (1) Transmitting antenna mounted on a building or rooftop in a country, residential, A-1, or AMX-1 district, or a freestanding antenna structure;
 - (2) Meeting facility;
 - (3) Day-care facility; or
 - (4) Schools: elementary, intermediate and high;the applicant shall first present the project to the neighborhood board of the district where the project will be located, or, if no such neighborhood board exists, an appropriate community association. The applicant shall provide written notice of such presentation to owners of all properties adjoining the proposed project. Provided, however, that the requirements of this subsection (b) shall be deemed satisfied if the applicant makes a written request to present the project to the neighborhood board or community association and:
 - (A) The neighborhood board or community association fails to provide the applicant with an opportunity to present the project at a meeting held within 60 days of the date of the written request; or
 - (B) The neighborhood board or community association provides the applicant with written notice that it has no objection to the project or that no presentation of the project is necessary.
- (c) Application and Processing. An applicant seeking a minor permit shall submit the appropriate application to the director for processing. Once the director has accepted an application for a conditional use permit (minor) involving a meeting facility, day-care facility, or school (elementary, intermediate and high), adjoining property owners and the appropriate neighborhood board or community association shall be notified of receipt of the application. Adjoining property owners shall be asked whether they wish to have a public hearing on the proposed project, and any potentially adverse external effects of the proposed project on the immediate neighborhood. If, in the judgment of the director, there is sufficient cause to hold a public hearing, the director shall hold a public hearing, which may be held within the area, no sooner than 45 days after acceptance of the completed application. Within 45 days of the director's acceptance of the completed application, the director shall either:
 - (1) Approve the application as submitted;
 - (2) Approve the application with modifications and/or conditions;
 - (3) Deny the application and provide the applicant with a written explanation for the denial; or
 - (4) Extend the processing period to 90 days in order to conduct a public hearing for a conditional use permit (minor) involving a meeting facility, day-care facility or school (elementary, intermediate and high).

Provided, however, that if an applicant substantially amends an application after acceptance by the director, the director shall have up to 45 days from the date of such amendment to act on the application as provided in this section.

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-2.40-2 Major permits.

- (a) Specific Permits. The major permit category consists of the following permits and approvals:

- (1) Zone change;
 - (2) Establishment of or amendment to special districts;
 - (3) Plan review use;
 - (4) Conditional use permit (major);
 - (5) Special district permit (major);
 - (6) Planned development-housing; and
 - (7) Downtown heights in excess of 350 feet.
- (b) Preapplication Procedures.
- (1) Before the applicant submits an application for a major permit, the department will hold a pre-application meeting with the applicant to conduct an informal review of the project, unless such a meeting is determined to be unnecessary. A project manager may be assigned by the department, and potential issues shall be discussed with the applicant.
 - (2) Before submitting an application for a major permit, the applicant shall first present the project to the neighborhood board of the district where the project will be located, or, if no such neighborhood board exists, an appropriate community association. The applicant shall provide written notice of such presentation to owners of all properties adjoining the proposed project. Provided, however, that the requirements of this subdivision (2) shall be deemed satisfied if the applicant makes a written request to present the project to the neighborhood board or community association and:
 - (A) The neighborhood board or community association fails to provide the applicant with an opportunity to present the project at a meeting held within 60 days of the date of the written request; or
 - (B) The neighborhood board or community association provides the applicant with written notice that it has no objection to the project or that no presentation of the project is necessary.
- (c) Application and Processing.
- (1) An applicant for a major permit shall submit the appropriate application to the department for processing. If the applicant has presented the project to the appropriate neighborhood board or community association pursuant to subsection (b)(2), the application shall be accompanied by a description of all issues or causes of concern relating to the proposed project, if any, which were identified during the presentation and a statement describing the measures, if any, taken by the applicant to mitigate such issues or concerns.
 - (2) An applicant for a major permit which does not require the approval of the city council shall be required to erect a "notice of pending permit" sign on the affected lot(s), subject to the following:
 - (A) The sign shall be nine square feet in area.
 - (B) One sign shall be posted along each street frontage of the lot, and may be posted in a required yard. The sign shall not be obstructed from view by the general public.
 - (C) The sign shall contain the following:
 - (i) The words "Notice of pending land use permit application for (the name of the permit type)";
 - (ii) A summary description of the nature of the request covered by the application;
 - (iii) The name of the applicant or agent, and the address and phone number where the applicant or agent can be contacted;
 - (iv) The date, time and place of the public hearing to be held by the director.
 - (D) The sign shall be erected no less than 14 days before the public hearing date, and shall be removed no more than seven days after the public hearing has been closed.
 - (E) Failure to comply with the requirements of this subdivision may result in the denial of the affected permit application.
 - (F) The sign shall be considered and treated as a "public sign" as provided under Section 21-7.20.
 - (3) An applicant for a major permit shall make a good faith effort to notify all owners of property within 300 feet of the affected property's boundaries of the applicant's proposed use of the property as follows:

- (A) The notification shall be sent within 10 working days of the director's acceptance of a completed application.
- (B) The notification shall be sent by regular mail.
- (C) The department shall make available to the applicant a list of all properties and owners located within 300 feet of the affected property.
- (D) The applicant shall submit an affidavit confirming that the notification requirements have been met.
- (E) The notification may be made to the respective homeowners board or association of an affected condominium property regime or cooperative housing corporation in lieu of individual owners.

The failure of any person to receive a notice pursuant to this subsection shall not affect the validity of any permit issued under this chapter.

- (4) The director shall submit a written request for comments and recommendations on the application to the pertinent governmental agencies. The agencies shall submit their comments and recommendations in writing to the director within 45 days of receipt of the request.
- (5) If the application is for a special district permit (major) or any major permit regarding downtown heights in excess of 350 feet, the director shall submit the application to the design advisory committee for comment and review. The design advisory committee shall submit its comments and recommendations in writing to the director within 45 days of its receipt of the application.
- (6) If the application is for any major permit which does not require the approval of the city council, the director shall hold a public hearing no earlier than 45 days after the director's acceptance of the completed application. Within 90 days of the director's acceptance of the completed application, the director shall either:
 - (A) Approve the application as submitted;
 - (B) Approve the application with modifications and/or conditions; or
 - (C) Deny the application and provide the applicant with a written explanation for the denial. Provided, however, that if an applicant substantially amends an application after acceptance by the director, the director shall have up to 90 days from the date of such amendment to act on the application as provided in this subsection.
- (7) If the application is for a plan review use, the director shall, within 90 days of the director's acceptance of a completed application, submit a report to the city council, which shall proceed to process the application according to the provisions of Section 21-2.70. Provided, however, that if an applicant substantially amends an application after acceptance by the director, the director shall have up to 90 days from the date of such amendment to act on the application as provided in this subsection.
- (8) If the application is for (i) the establishment of or amendment to a special district, or (ii) a zone change, the director shall, within 90 days of the director's acceptance of a completed application, either:
 - (A) Deny the application and provide the applicant with a written explanation for the denial; or
 - (B) Submit a report and a proposed ordinance to the planning commission, which shall proceed to process the application according to the provisions of Section 21-2.70. Provided, however, that if an applicant substantially amends an application after acceptance by the director, the director shall have up to 90 days from the date of such amendment to act on the application as provided in this subsection.

- (d) **Exception When Special Management Area Use Permit Required.**
When an application for a major permit requires a special management area use permit, the director may extend the deadlines for acting on the application imposed by this section, provided that any such extension shall not extend beyond 10 days after the city council has acted on the special management area use permit.

(Added by Ord. 99-12)

Sec. 21-2.50 Multipermit process.

When a proposed project requires more than one approval in order to be lawfully completed, the applicant

may apply for all such approvals concurrently according to the procedures provided in this section.

- (a) The applicant shall submit a one-stop permit application package (OSP) to the director for processing. The OSP shall consist of (i) a completed OSP master application form, (ii) all information required for the individual permits and/or approvals that the applicant is seeking, and (iii) such other information as may be required by the director.
- (b) Upon acceptance of the completed OSP, the director shall designate a project manager from within the department to coordinate the review and processing of the individual permit and/or approval applications comprising the OSP. The project manager shall act as the primary contact person between the director and the applicant concerning the proposed project.
- (c) The individual permit and/or approval applications which comprise the OSP must comply with and shall be processed by the department in accordance with all applicable requirements of this chapter, subject to subsection (d).
- (d) The department will process such OSP within the time provided in this article for the individual permit and/or approval application contained in such OSP which has the longest processing time.
- (e) In the event the OSP contains (i) one or more permit and/or approval applications which require city council approval, and (ii) one or more permit and/or approval applications which require only the director's approval, the director may approve those applications requiring only the director's approval subject to the condition that all other applications requiring city council approval are duly approved by the city council.

(Added by Ord. 99-12)

Sec. 21-2.60 Rules governing director's failure to act within specified time period.

- (a) Subject to subsections (b) and (c), the director may, in accordance with HRS Chapter 91, adopt rules having the force and effect of law which provide that if the director fails to act on applications for (i) a minor permit, (ii) a major permit requiring only the director's approval, or (iii) those portions of a one-stop permit application package (OSP) which require only the director's approval, within the time periods specified in Sections 21-2.40-1(c), 21-2.40-2(c)(6) and -(d), and 21-2.50(d), respectively, the applicable permit requiring only the director's approval shall be deemed approved to the extent that the proposal complies with all applicable laws, regulations, and rules, subject to the following conditions:
 - (1) The use and/or development authorized by the permit shall be in general conformance with the project, as shown on plans and/or drawings on file with the department, which shall be deemed the approved plans for the project. Any modification to the project and/or plans shall be subject to the prior review of and approval by the director. Major modifications shall require a new permit; and
 - (2) Approval of the permit does not constitute compliance with any other land use ordinance or other governmental requirements, including, but not necessarily limited to, building permit approval, which are subject to separate review and approval. The applicant shall be responsible for insuring that the plans for the project deemed approved under the permit comply with all applicable land use ordinance and other governmental provisions and requirements; and
 - (3) The director may impose additional conditions, modify existing conditions, and/or delete conditions deemed satisfied, upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of the approval; and
 - (4) In the event of the noncompliance with any of the conditions of approval, the director may terminate any uses and/or development authorized by the permit, or halt their operation until all conditions are met, or declare the permit null and void, or seek civil enforcement.
- (b) The authority granted to the director pursuant to subsection (a) shall be subject to the following conditions:
 - (1) The director may adopt the rules only if required to do so by State law, and then only to the extent required by State law. Any rule which exceeds the requirements of State law shall be null and void. Any rule shall cease to be of any force and effect upon the repeal or judicial voidance of the State law requiring the adoption of the rule; and
 - (2) The rules shall not permit any extension of the time periods specified by this Chapter for the director's action, except as follows:
 - (A) Extension mandated by State law;
 - (B) Extension required to comply with Section 21-2.40-2(d); and

- (C) Upon the prior request of the applicant, one extension of up to 15 days for a minor permit or up to 30 days for a major permit, provided that an extension permitted under this paragraph shall not be combined with an extension permitted under paragraph (B).
 - (c) Except to the extent provided by rules adopted pursuant to this section, the failure of the director to act within the specified time periods shall not be deemed an approval of any permit or application.
- (Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-2.70 Review of planning commission and/or council.

- (a) Plan Review Use. When the application is for approval of a plan review use, the city council shall, within 60 days of receipt of the director's report, hold a public hearing and either:
 - (1) Approve the application, in whole or in part, with or without conditions or modifications, by resolution; or
 - (2) Deny the application.

If the council does not act on the application as provided in this subsection within such 60-day period, the application shall be deemed denied. The applicant may request, and the council may approve, an extension of time if the request is made in writing and approved prior to the requested effective date of the extension.
- (b) Special Districts, Other Amendments to the Land Use Ordinance, and Zone Changes. When the application or proposal is for (i) the establishment of or amendment to a special district, (ii) other amendment to the land use ordinance, or (iii) a zone change (in this subsection collectively referred to as "zoning ordinance proposals"):
 - (1) (A) Other than council-initiated. The planning commission shall hold a public hearing within 45 days of receipt of the director's report and proposed ordinance. Within 30 days of the close of the public hearing, the planning commission shall transmit through the mayor to the council the director's report and proposed ordinance with its recommendations. The mayor shall transmit the director's report, proposed ordinance, and planning commission recommendations to the council within 30 days of receipt of the same from the planning commission.
 - (B) Council-initiated. Planning commission processing and mayoral transmission of zoning ordinance proposals initiated by the council pursuant to Revised Charter Section 6-1513 and Chapter 2, Article 24, including revisions or amendments to this chapter or ordinances designating and redesignating land to one or more zoning districts specified in this chapter, shall be governed by Chapter 2, Article 24.
 - (C) A proposed ordinance prepared by the director as an alternative to a council-initiated zoning ordinance proposal shall be deemed to be initiated by the director and shall be processed in accordance with paragraph (A) above.
 - (2) Any person may bring a civil action to enforce any time limit established by subsection (1). The failure to meet any time limit established by subsection (1) shall not render the affected proposal null and void, and the council may act on the proposed ordinance after receipt thereof.
 - (3) (A) The council shall hold a public hearing and may act by approving the ordinance as submitted or with modifications, or by denying it.
 - (B) For zoning ordinance proposals other than council-initiated proposals, if the council does not take final action within 90 days after receipt of the proposed ordinance from the planning commission, it shall be deemed denied. The applicant may request, and the council may approve, an extension of time if the request is made in writing and approved prior to the requested effective date of the extension.
 - (C) For zoning ordinance proposals initiated by the council pursuant to Revised Charter Section 6-1513 and Chapter 2, Article 24, if the council does not take final action prior to the automatic filing of the bill for the proposal pursuant to Section 1-2.4, the proposal shall be deemed denied; provided however, that the council may extend the time for consideration of the proposal one time only by introduction of a new bill for the proposal prior to the automatic filing of the original bill. The new bill shall be identical to the then-current form of the original bill. If the council does not take final action prior to the automatic filing of the new bill, the proposal shall be deemed denied. If

more than one new bill is introduced prior to the automatic filing of the original bill, the proposal shall be deemed denied if the council does not take final action prior to the automatic filing of the first new bill.

(Added by Ord. 99-12; Am. Ord. 08-19, 10-19)

Sec. 21-2.80 Conditional zoning--Agreements.

Before the enactment of an ordinance for a zone change, the city council may impose conditions on the applicant's use of the property. The fulfillment of these conditions shall be a prerequisite to the adoption of the ordinance or any applicable part of it.

- (a) The conditions to be imposed must have already been performed before council action on the zone change, or be enforceable by the city to ensure 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) The 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) The conditions shall be reasonably conceived to fulfill needs directly emanating from the land use proposed 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 the zone change.
- (e) The conditions shall be set forth in a unilateral agreement running in favor of the council, acting by and through its chair. No ordinance with conditions shall be effective until the agreement, properly executed, has been recorded with the bureau of conveyances or the land court of the State of Hawaii, or both, as appropriate, so that the conditions imposed by the agreement shall run with the land and shall bind and give notice to all subsequent grantees, assignees, mortgagees, lienors and any other person who claims an interest in such property. The 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 extension in cases of practical difficulty. The agreement shall not restrict the power of the council to rezone with or without conditions. The agreement shall be enforceable by the city, by appropriate action at law or suit in equity, against the parties and their heirs, successors and assigns.
 - (1) Declarants, or the declarant's heirs, successors or assigns, shall prepare and submit to the director an annual report detailing the status of compliance with each condition associated with the agreement, which shall include supporting documentation as appropriate, such as, but not limited to, copies of construction and building permits, copies of deeds and restrictive covenants, financial records, phasing plans, build-out summaries, site plans, master plans, or other relevant information verifying compliance. Failure on the part of the declarant, or the declarant's heirs, successors or assigns, to fulfill this requirement shall be grounds for establishing a violation of this subsection.
 - (2) When the conditions of an agreement have been fully performed and none of the conditions are of a continuing nature, the director may fully release the declarant, or the declarant's heirs, successors or assigns, from the agreement. The director may also execute and record a partial release from the conditions of an agreement upon the successful performance of any specific condition which is not of a continuing nature. Any required fees associated with such a release shall be the responsibility of the declarant, or the declarant's heirs, successors or assigns.
 - (3) The director shall prepare and submit to the council an annual report summarizing the status of compliance with conditions associated with outstanding agreements. This report shall also include a list of agreements for which a full or partial release has been executed by the director for that year, which shall include at least the liber and page or land court document number of the recorded release.
- (f) Failure to fulfill any conditions to the zone change within the specified time limitations may be grounds for the enactment of ordinances making further zone changes upon initiation by the proper parties in accordance with the 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 an amount that will assure compliance with the conditions imposed. The bond shall

be posted at the same time the agreement containing the conditions is recorded with the bureau of conveyances or land court of the State of Hawaii, or both, as appropriate.

- (h) For the enactment of an ordinance for a zone change where conditions are to be imposed on the applicant's use of the property, and there exist applicable conditions associated with an earlier ordinance for a zone change, the preexisting conditions, in whole or in part, may be repealed by the new ordinance for a zone change or incorporated into the new unilateral agreement.

(Added by Ord. 99-12)

Sec. 21-2.90 Conditional use permit--Purpose and intent.

- (a) The purpose of this section is to establish a procedure for permitting certain uses in some zoning districts if certain minimum standards and conditions, which are detailed in Article 5, are met.
- (b) The applicant must demonstrate that the proposed use meets all pertinent standards. The director is further empowered to condition the conditional use permit to ensure compatibility with adjacent uses and structures. When a standard from Article 5 differs from that of the zoning district, the standard from Article 5 shall apply.
- (c) Certain uses may be permitted as principal uses or principal uses with conditions in some zoning districts, but shall be conditional uses in other zoning districts.

(Added by Ord. 99-12)

Sec. 21-2.90-1 Application requirements.

- (a) A developer, owner, or lessee may file an application for a conditional use permit with the director, provided that the conditional use sought is permitted in the particular district.
- (b) The application shall be accompanied by a plan, drawn to scale, showing the actual dimensions and shape of the lot, the sizes and locations on the lot of existing and proposed structures, if any, and the existing and proposed uses of structures and open areas. The director may request additional information relating to topography, access, surrounding land uses and other matters as may reasonably be required in the circumstances of the case. The application shall not be accepted until the information is provided.
- (c) The application shall be processed in accordance with this article subject to the following:
 - (1) When the application is for a conditional use permit (minor) for a meeting facility, day-care facility or school (elementary, intermediate and high), the director shall have the discretion to hold a public hearing on the application upon a determination that there is sufficient justification for such public hearing.
 - (2) If the director holds a public hearing as described in this section, the deadline for the director's action on the application shall be extended from 45 to 90 days from acceptance of the completed application.
 - (3) If the determination is made to hold a public hearing as provided in this section, the applicant shall make a good faith effort to notify all owners of property within 300 feet of the affected property's boundaries of the date, time and place of the public hearing for the applicant's proposed use of the property as follows:
 - (A) The notification shall be sent within 10 working days of the director's written decision notifying the applicant of the date, time and place that the public hearing will be held.
 - (B) The notification shall be sent by regular mail.
 - (C) The department shall make available to the applicant a list of all properties and owners located within 300 feet of the affected property.
 - (D) The applicant shall submit an affidavit confirming that the notification requirements have been met.
 - (E) The notification may be made to the respective homeowners board or association of an affected condominium property regime or cooperative housing corporation in lieu of individual owners.

The failure of any person to receive a notice pursuant to this subsection shall not affect the validity of any permit issued under this chapter.

(Added by Ord. 99-12, 03-37, 10-19)

Sec. 21-2.90-2 General requirements.

- (a) The director may allow a conditional use on a finding that the proposed use satisfies the following criteria:
 - (1) The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of this chapter.
 - (2) The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.
 - (3) The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.
 - (4) The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.
- (b) In addition to the general or specific standards set forth in this chapter concerning the proposed use, which shall be considered minimum requirements with respect to the permit, additional requirements, conditions and safeguards may be added by the director as required for the protection of the public interest in the specific case.
- (c) The director may grant conditional use permits by modifying application of the sign regulations; district regulations relating to yards, landscaping, and lot dimensions; and parking requirements for uses which have an unusual peak-hour parking demand. No such modification shall be made unless the proposed conditional use otherwise meets the requirements of subsections (a) and (b). At no time may the director modify the minimum standards for a specific conditional use.
- (d) In determining whether the proposed conditional use meets the requirements of subsections (a) and (b), the director will, where applicable, consider traffic flow and control; access to and 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 and fumes.
- (e) Notwithstanding the requirements of subsections (b) and (c) relating to minimum development standards, in the apartment, apartment mixed use, and business mixed use zoning districts, the director may grant a conditional use permit for special needs housing for the elderly, as defined in this chapter, which may modify district regulations within the limits and subject to the standards established for this conditional use in Article 5.
- (f) For certain conditional use permits, the director may require all or a portion of the site to be dedicated for a minimum of 10 years to active agricultural use. Should the use cease prior to the expiration of the minimum period of dedication, the director may nullify the dedication upon a determination that the permit is revoked or rescinded.

(Added by Ord. 99-12; Am. Ord. 01-12, 02-63, 03-37)

Sec. 21-2.100 Existing uses.

- (a) The purpose of this section is to recognize the hardship imposed upon uses which were legally established, but which now fall under the procedures and standards of the following permits: cluster housing, country cluster, agricultural cluster and conditional use. Subject to the director's approval, the existing use procedure is an option to nonconforming status for qualifying uses. In the event of destruction, uses may be continued and structures may be rebuilt under the approved existing use plan, provided that such restoration is permitted by the building code and flood hazard regulations and is started within two years.
- (b) Existing use approval is subject to the following:
 - (1) The existing uses and associated structures do not substantially limit, impair or preclude the use of surrounding properties for the principal uses permitted in the underlying district. This assessment may include impacts on traffic flow and control, off-street parking and loading, sewerage, drainage and flooding, refuse and service areas, utilities, screening and buffering, signs, yards and other open spaces, lot dimensions, height, bulk and location of structures, hours and manner of operation, noise, lights, dust, odor and fumes.
 - (2) Existing uses and structures shall meet the applicable zoning requirements at the time the uses and structures were approved. They need not meet the current underlying district regulations,

nor the minimum development standards of this chapter; however, existing uses that involve dwelling units, other than those associated with a plantation community subdivision, must conform to the requirements relating to minimum land area and maximum number of units specified in Section 21-8.50-2 for cluster housing, in Section 21-3.60-2 for country clusters, and in Section 21-3.50-2 for agricultural clusters, whichever is applicable. For purposes of this subsection, a plantation community subdivision may include housing, and community and/or agricultural support buildings, as provided under HRS Section 205-4.5(a)(12).

- (3) When granting existing use approval, the director may impose conditions consistent with the purposes of this section and the permit which would otherwise be required.
- (4) Developments existing on the site shall be considered as an approved plan after review by the director.
- (5) Minor alterations, additions or modifications may be approved by the director, provided the proposal is consistent with the intent of the respective permit otherwise required by this chapter, and does not create adverse land use impacts upon the surrounding neighborhood. Major alterations, additions or modifications shall be processed under the applicable permit.
- (6) Any previous variance, conditional use permit or similar actions granted for the particular use shall continue in effect until superseded.
- (7) An existing use application shall be processed in accordance with Section 21-2.40-1.

(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-2.110 Exceptions.

The procedures described in Sections 21-2.110-1 through 21-2.110-3 are exceptions to the major/minor permit process, as provided in those respective sections. (Added by Ord. 99-12)

Sec. 21-2.110-1 Cluster housing, agricultural and country clusters.

- (a) Before the submission of a cluster housing, agricultural or country cluster application, the applicant may undergo a 21-day conceptual review of the project by submitting a preliminary site plan drawn to scale showing the approximate location and dimensions of all proposed structures, roadways, common open areas and recreational facilities. Included on the preliminary site plan shall be a conceptual landscaping plan, with existing contours at vertical intervals of five feet where the slope is greater than 10 percent and not more than two feet where the slope is less than 10 percent. Any areas designated for grading shall be indicated and approximate amounts of cut or fill shown.
- (b) This review shall indicate the director's comments on the basic project concept, the number and general location of all dwelling units and other structures, the location of all common areas and the preliminary landscape plan.
- (c) Either after the 21-day conceptual review or as a first action, the applicant may proceed with detailed plans and drawings for the project in compliance with the application requirements listed in Section 21-8.50-10. Within 60 days of acceptance of a completed application, the director shall approve as submitted, approve with modifications and/or conditions, or deny, with reasons for denial sent in writing to the applicant. During this 60-day period, the director shall solicit comments on the project from appropriate agencies. Agencies shall submit comments on the project within 45 days of receipt of the request.
- (d) If the development requires a special management area use permit, the time limit may be extended by the director, for a period not to exceed 10 working days after action has been taken on the special management area use permit by the council.

(Added by Ord. 99-12)

Sec. 21-2.110-2 Planned development-resort and planned development-commercial projects.

- (a) Applications for approval of planned development-resort (PD-R) and planned development-commercial (PD-C) projects in the Waikiki special district shall be processed in accordance with the following subsections.
- (b) Before the submission of an application, the applicant shall first present the proposal to the neighborhood board in whose district the project is to be located. Notice of the presentation, or the applicant's good faith efforts to make such a presentation, shall be given to all owners of properties adjoining the proposed

- project.
- (c) Upon acceptance of the completed application by the director, the director shall notify the council of the acceptance, providing the council with the date of the director's acceptance of the application and a brief description of the proposal contained in the application. The director shall hold a public hearing concerning the conceptual plan for the project at a date set no less than 21 nor more than 60 calendar days after the date on which the completed application is accepted, unless the 60-day period is waived by the applicant. This hearing may be held jointly and concurrently with any other hearing required for the same project. The director shall give written notice of the public hearing to the neighborhood board in whose district the project is to be located no less than 15 days prior to the public hearing.
 - (d) The conceptual plan for the project shall also be presented to the design advisory committee for its appropriate recommendations prior to transmittal of the application to the council for a conceptual plan review and approval.
 - (e) Upon conclusion of the public hearing and design advisory committee review, and not more than 80 days after acceptance of the application, unless the applicant waives the 80-day period, the director shall submit a report and recommendations to the council.
 - (f) The council shall approve the application in whole or in part, with or without conditions or modifications, by resolution, or shall deny the application. The council may deny the application by resolution, but if the council does not take final action within 60 days after its receipt of the application, the application shall be deemed denied. The applicant may request, and the council may approve, an extension of time if it is made in writing, prior to the requested effective date of the extension. An application for council approval of a conceptual plan for a PD-R or PD-C project may be processed concurrently with development plan amendments under Chapter 24, special management area use permits under Chapter 25, and zoning district changes.
 - (g) Upon approval of a conceptual plan for the project by the council, the application shall continue to be processed for further detailed review and final approval by the director.
 - (1) The director shall present the detailed plan for the project to the design advisory committee for its recommendation.
 - (2) Within 45 days of council approval, the director shall approve the application in whole or in part, with or without conditions or modifications, or deny the application, with reasons for final action set in writing to the applicant.
 - (3) The applicant may request in writing to the director an extension of time as may be necessary for good cause.
 - (h) A final approval by the director shall be considered a major special district permit for the project, notwithstanding that the application has been processed in accordance with this section and not Section 21-2.40-2.

(Added by Ord. 99-12)

Sec. 21-2.110-3 Designation of ohana-eligible areas.

The procedures for designating ohana-eligible areas shall be as provided in Section 21-8.20-1(a) and the rules adopted pursuant thereto. (Added by Ord. 99-12)

Sec. 21-2.120 Plan review uses--Purpose and intent.

- (a) The purpose of this section is to establish a review and approval mechanism for uses of a permanent and institutional nature which, because of characteristics fundamental to the nature of the use, provide essential community services but which could also have a major adverse impact on surrounding land uses.
- (b) It is the intent that the design and siting of structures and landscaping, screening and buffering for these uses be master planned so as to minimize any objectionable aspects of the use or the potential incompatibility with other uses permitted in the zoning district.

(Added by Ord. 99-12)

Sec. 21-2.120-1 Applicability.

- (a) Plan review use (PRU) approval shall be required for the following public and private uses: hospitals, prisons, airports, colleges and universities (except business schools and business colleges), trade or

- convention centers, and those golf courses described in subsection (d).
- (b) This section is applicable to all of the uses in subsection (a), in all zoning districts and special districts.
 - (c) Trade or convention centers shall not be approved as a plan review use in any residential zoned district.
 - (d) Golf courses.
 - (1) If, following rezoning of land planned for golf course use to P-2 preservation district either:
 - (A) A grading permit has not been issued for the golf course within two years of the rezoning; or
 - (B) A grading permit that was issued within two years of the rezoning has expired due to suspension or abandonment of work, or is revoked, then the golf course shall require PRU approval.
 - (2) Golf courses shall be permitted as a plan review use in the P-2 preservation district only when consistent with the city's development plans. Golf courses on P-2 zoned land shall be deemed consistent with the development plans only when situated on lands designated preservation, parks and recreation, or golf courses on the development plan land use maps.
 - (3) Uses accessory to a golf course shall be designed and scaled to meet only the requirements of the members, guests or users of the facility.
 - (4) In addition to the general provisions of Section 21-2.120-2, PRU approval of requests for golf courses may be based on the additional criteria enumerated in Section 21-5.280.

(Added by Ord. 99-12)

Sec. 21-2.120-2 General provisions.

- (a) A proposed master plan spanning at least five years shall be submitted by the applicant for a PRU and shall be accompanied by a review and comment from all applicable city, state and federal planning and development agencies. The application and proposed master plan shall encompass the entire lot or the entirety of all lots for which the PRU is applied.
- (b) The master plan shall be approved by city council resolution. The approved master plan shall apply to the entire lot or the entirety of all lots for which the PRU is approved. No uses or structures, other than the uses and structures in the approved master plan, shall be permitted on the lot or lots. The master plan may consist of both existing and future development. Future development in the plan shall indicate general height and bulk concepts, land expansion, landscaping, setbacks and buffering of adjacent parcels.
- (c) Density, height and yards shall be determined by taking into consideration the surrounding land use, adopted land use policy and applicable zoning regulations.
- (d) Parking, loading and sign requirements shall be specified in the approval of the plan.
- (e) The director shall approve drawings before building permits are issued, in accordance with the approved plan. Amendments to the plan, other than those of minor impact, shall require council approval; the director may approve minor amendments to the plan.

(Added by Ord. 99-12)

Sec. 21-2.120-3 Application requirements.

- (a) An applicant for a PRU shall submit to the director an application, accompanied by:
 - (1) A location map showing the development in relation to the surrounding area.
 - (2) A site plan drawn to scale 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.
 - (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.
 - (G) Shoreline, shoreline setback lines, stream and other setback lines.
 - (3) Information regarding land use designations, surrounding land uses and development schedules.

- (4) Information on the following:
 - (A) The manner in which the plan makes adequate provision for public services, provides adequate control over vehicular traffic and furthers the amenities of light and air.
 - (B) The relationship, beneficial and adverse, of the proposed development to the neighborhood in which it is established.
 - (C) Confirmation from applicable public agencies that sewer, water and drainage facilities are or will be available and adequate, before the construction of the proposed development.
 - (D) Project justification.
 - (E) Existing and projected number of employees, teachers, students, residents or patients, as appropriate.
 - (F) Planned hours of operation.
- (b) No application for an amendment to an existing PRU or for a new PRU to supersede an existing PRU shall be accepted by the director if:
 - (1) The application, if approved, would result in a master plan spanning a period which extends beyond the term of the master plan approved by the existing PRU; and
 - (2) One or more conditions of the existing PRU which are due to be performed (other than conditions of a continuing nature whose performance is current) have not been fully performed.

(Added by Ord. 99-12)

Sec. 21-2.130 Waiver of requirements.

- (a) A waiver of the strict application of the development or design standards of this chapter may be granted by the director for the following:
 - (1) Public or public/private uses and structures, and utility installations.
 - (2) To permit the creation of lots designated for landscaping and open space purposes which do not meet minimum lot area and/or dimensions.
 - (3) To permit the replacement of existing improvements on private property when the improvements are, or have been, rendered nonconforming through the exercise of government's power of eminent domain on or after October 22, 1986, which for the purposes of this provision may also include requirements under Chapter 14, Article 21, and/or the establishment of street setback lines.
 - (4) To permit the retrofitting of improvements when the retrofitting is required to comply with federal mandates such as, but not limited to, the Americans with Disabilities Act (ADA) or the National Environmental Protection Act (NEPA); provided such improvements cannot otherwise be made without conflicting with the provisions of this chapter.
 - (5) In the residential, apartment, and apartment mixed use zoning districts, when a zoning lot is subject to a street setback line, the director may reduce the front and/or rear yard requirement by up to 30 percent, on the following conditions:
 - (A) The zoning lot does not meet applicable minimum development standards for lot area, lot width, or lot depth, either in its current configuration or after the street setback is taken; and
 - (B) The appropriate agency or agencies concur in the reduction.
- (b) The granting of the waiver shall not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, and shall not be materially detrimental to the public welfare or injurious to nearby property improvements. The burden of proof in showing the reasonableness of the proposed waiver shall be on the applicant seeking it.
- (c) This provision shall not be applicable to uses which fall under Section 21-2.120.

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-2.140 Zoning adjustments.

The purpose and intent of this section is to permit minor zoning adjustments where practical difficulties or results inconsistent with the general purpose of this chapter would occur from its strict literal interpretation. The adjustment review process provides a mechanism by which regulations may be modified to provide flexibility for unusual situations and to allow for alternative ways to meet the purposes of this chapter, while continuing to provide

certainty and efficient processing for land use applications. (Added by Ord. 99-12)

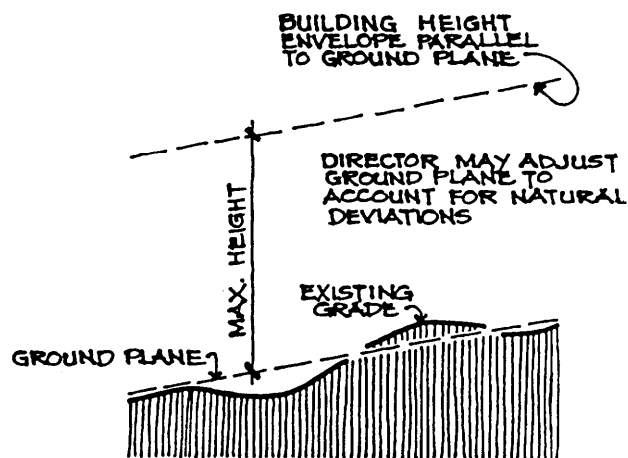
Sec. 21-2.140-1 Specific circumstances.

The director may grant an adjustment from the requirements of this chapter under the following circumstances:

- (a) Carports and Garages.
 - (1) When located in a residential district, a one-car or two-car carport or garage may encroach into required front and/or side yards, including those in special districts, only under the following conditions:
 - (A) That no other viable alternative site exists relative to the location of an existing dwelling (including additions), legally constructed prior to October 22, 1986, and/or to the topography of the zoning lot; and
 - (B) That the landowner must authenticate the nonconformity of the existing dwelling, carport or garage, if necessary.Any carport or garage covered by this subsection shall not be converted to or be used for a use other than a carport or garage.
 - (2) The maximum horizontal dimensions for the carport or garage shall generally not exceed 20 feet by 20 feet, except that the dimensions may be reasonably increased to accommodate an existing retaining wall or similar condition.
- (b) Energy-saving Rooftop Designs. Rooftop designs which incorporate energy-saving features, such as, but not necessarily limited to, vented ceilings and louvered skylights, may extend above the governing district height limit or height setback by not more than five feet, provided:
 - (1) The building is not a detached dwelling unit or duplex.
 - (2) The proposal shall be subject to design review. The roofing treatment shall be attractive, give deference to surrounding design, and be an integral part of the design scheme of the building.
- (c) Flag Lot Access Width. Where unusual terrain or existing development does not allow the required access drive, the director may (i) adjust the minimum access width to no less than 10 feet, and (ii) allow more than dual access to an access drive, provided that the following criteria are met:
 - (1) The appropriate government agencies do not object to the proposal;
 - (2) No more than 3 flag stems or access drives are located adjacent to one another, the access drive(s) do not serve more than 5 dwelling units, and the combined access drive pavement width does not exceed 32 feet; and
 - (3) When more than dual access to a flag stem(s) or access drive(s) is proposed, the design results in one common driveway and one curb cut to serve all lots adjoining the flag stem(s).
- (d) Grade Irregularities. Where unusual natural deviations occur in grade, the director may adjust the building height envelope to permit reasonable building design. An adjustment shall be made only in accordance with the intent of the pertinent district regulations (See Figure 21-2.2).

- (e) Lanai Enclosures. Lanais, which are a part of buildings constructed on or before October 22, 1986 which have reached the maximum permitted floor area, may be enclosed if they meet all of the following criteria:
 - (1) The enclosure meets a unified design scheme approved by either the condominium association or the building owner, whichever is applicable;
 - (2) Other lanais in the building have been similarly enclosed; and
 - (3) Lanais which have already been enclosed have been done so legally.
- (f) Loading Requirements--Joint Use. The director may adjust the number of loading spaces to 50 percent of the required number when such spaces are to be jointly used by two or more uses on the same zoning lot; provided that:

Figure 21-2.2
ZONING ADJUSTMENT:
GRADE IRREGULARITIES



- (1) Each use has access to the loading zone without crossing driveways, public streets or sidewalks;
- (2) All joint loading spaces are in reasonable proximity to the uses they serve, and can be jointly used without disrupting other activities on the lot; and
- (3) The adjustment shall not be used to reduce the loading available for any single use below the minimum required for that use.
- (g) Loading Requirements--Low-rise Multifamily Dwellings. The director may adjust or waive the loading requirement for low-rise multifamily dwellings provided that:
 - (1) The project consists of more than one building;
 - (2) Buildings do not exceed three stories; and
 - (3) There is sufficient uncovered parking and aisle or turnaround space to accommodate occasional use for loading.
- (h) Off-street Parking and Loading Requirements Upon Change in Use.
 - (1) Change in Use on Zoning Lot With Conforming Parking and Loading. Notwithstanding Article 6, if there is a change in use on a zoning lot, with no increase in floor area, which would otherwise require the addition of no more than three parking spaces and/or no more than one loading space, then the director may adjust the number of additional parking or loading spaces required, on the following conditions:
 - (A) There are no reasonable means of providing the additional parking and/or loading spaces which would otherwise be required, including but not limited to joint use of parking facilities and off-site parking facilities;

- (B) There was no previous change in use on the zoning lot to a use with higher parking or loading standard during the five-year period immediately preceding the change in use;
 - (C) There was no previous grant of an adjustment from parking and loading requirements on the zoning lot pursuant to this subdivision; and
 - (D) The parking and loading shall thereafter be deemed to be nonconforming.
- (2) Change in Use on Zoning Lot with Nonconforming Parking and Loading. Notwithstanding Section 21-4.110(e)(1), if there is a change in use on a zoning lot, with no increase in floor area, which would otherwise require the addition of no more than three parking spaces and/or no more than one loading space, nonconforming parking and loading may be continued, with no additional parking or loading spaces being required, on the following conditions:
- (A) There are no reasonable means of providing the additional parking and/or loading spaces which would otherwise be required, including but not limited to joint use of parking facilities and off-site parking facilities;
 - (B) There was no previous change in use on the zoning lot to a use with a higher parking or loading standard during the five-year period immediately preceding the change in use; and
 - (C) There was no previous grant of an adjustment from parking and loading requirements on the zoning lot pursuant to this subdivision or subdivision (1).
- (i) Ohana Dwellings.
- (1) Rebuilding. Any ohana dwelling unit that is destroyed by any means to the extent of more than 50 percent of the unit's replacement value may be rebuilt to its previously existing dwelling type under the following conditions:
- (A) It can be demonstrated that the ohana dwelling unit was legally constructed.
 - (B) It can be demonstrated that the replacement ohana dwelling unit will meet all current underlying district standards including but not limited to height limits, required yards and setbacks, maximum building area and parking.
 - (C) Any ohana dwelling unit rebuilt under the provisions of this subdivision (1) shall not be expanded to increase the floor area beyond the larger of:
 - (i) The floor area shown on approved building plans prior to its destruction; or
 - (ii) The floor area allowable under the current maximum building area development standard in the applicable zoning district.
- (2) Expansion.
- (A) Notwithstanding subdivision (1), an ohana dwelling unit owned under the provisions of HRS Chapter 514A may be expanded; provided that:
 - (i) The declaration of condominium property regime or declaration of horizontal property regime was filed with the bureau of conveyances of the State of Hawaii on or before December 31, 1988; and
 - (ii) The building permit was issued prior to April 28, 1988, the effective date of Ordinance No. 88-48 which placed floor area restrictions on ohana dwellings.
 - (B) Expansion of an ohana dwelling unit pursuant to this subdivision (2) is subject to the following conditions:
 - (i) The maximum building area for each dwelling unit on the zoning lot shall not exceed the ratio of that unit's proportionate share of the common interest to the total common interest of all units on the same zoning lot multiplied by the maximum building area of the zoning lot. The common interest shall be as specified in the applicable condominium property regime documents.
 - (ii) Any such expansion shall conform to yard requirements and other development standards for the applicable zoning district.
 - (iii) In the event the maximum building area has already been reached or exceeded, no additional expansion shall be permitted.
- (3) Notwithstanding the provisions of Section 21-8.20(c), requiring all new ohana units to be attached units, detached ohana dwelling units for which the building permit was issued prior to September 10, 1992 may be rebuilt and/or expanded as provided by subdivisions (1) and (2).

- (j) Receive-only Antenna Height. Receive-only antennas may exceed the governing height limit under the following conditions:
 - (1) The zoning lot is not located in a residential district where utility lines are predominantly located underground; and
 - (2) The applicant shall provide evidence to the director that adequate reception by the antenna, for the purposes for which the antenna is designed, cannot be provided anywhere on the zoning lot at or below the zoning district height limit, and the antenna shall not extend above a height greater than is shown by evidence provided to the director to be necessary to provide adequate reception, and in no case shall the antenna extend more than 10 feet above the governing height limit; or
 - (3) A receive-only antenna may be placed on top of an existing structure where the height of the structure is nonconforming, provided the antenna shall not extend above the height of the structure by more than 10 feet.
- (k) Residential Height. The director may adjust the second plane of building height envelope up to a maximum of 35 feet, only under the following conditions:
 - (1) The lot has a slope greater than 40 percent;
 - (2) There is no other reasonable development alternative without an increase in the height envelope; and
 - (3) The lot shall be limited to dwelling use.
- (l) Retaining Walls. The director may adjust the maximum height of the retaining wall on a finding that additional height is necessary because of safety, topography, subdivision design or lot arrangement and the aesthetic impact of the wall would not be adverse to the neighborhood and community as viewed from any street. The director may impose reasonable conditions when granting this additional height, such as type of materials and colors, landscaping, terracing, setbacks and offsets, as may be necessary to maintain the general character of the area.
- (m) Rooftop Height Exemption. Rooftop structures which principally house elevator machinery and air conditioning equipment may extend above the governing district height limit for structures or portions of structures, provided they meet the following conditions:
 - (1) If the elevator cab opens on the roof, machinery may not be placed above the elevator housing.
 - (2) The highest point of the rooftop structures shall not exceed five feet above the highest point of the equipment structures. Rooftop structures principally housing elevator machinery or air conditioning equipment which was installed under a building permit issued before February 9, 1993, shall be permitted even if they exceed the 18-foot limit of Section 21-4.60(c)(1) so long as they do not exceed five feet above the highest point of the equipment structure.
 - (3) The building is not located in a special district. If the building is located in a special district, the special district requirements shall prevail.
 - (4) The proposed rooftop structures shall be subject to design review. The design shall be attractive, give deference to surrounding design, and be an integral part of the design scheme of the building.
 - (5) Areas proposed to be covered by the rooftop structure will not be counted as floor area, provided they are not used for any purpose except covering rooftop machinery. Areas used for purposes other than reasonable aesthetic treatment shall be counted as floor area.
- (n) Sign Master Plan. A sign master plan is a voluntary, optional alternative to the strict sign regulations of this chapter, intended to encourage some flexibility in order to achieve good design (including compatibility and creativity), consistency, continuity and administrative efficiency in the utilization of signs within eligible sites. Under this alternative, and subject to the provisions of this subsection, the director may approve a sign master plan that permits the exceptions to the sign regulations of this chapter set forth in subdivision (2).
 - (1) Eligibility. Developments with three or more principal uses on a zoning lot, other than one-family or two-family detached dwellings or duplex units, shall be eligible for consideration of a zoning adjustment for a sign master plan. An applicant must have the authority to impose the sign master plan on all developments on the zoning lot.
 - (2) Flexibility. The following exceptions to the sign regulations of this chapter may be permitted

pursuant to an approved sign master plan.

- (A) Physical Characteristics. The maximum number of permitted signs, sign area, and the height and physical dimensions of individual signs, may be modified; provided:
 - (i) No sign shall exceed any applicable standard relating to height or dimension by more than 20 percent;
 - (ii) The total permitted sign area for signs which are part of a sign master plan shall not be increased by more than 20 percent beyond that otherwise permitted by the underlying sign regulations for the site; and
 - (iii) The total number of signs which are part of a sign master plan shall not exceed 20 percent of the total number of signs otherwise permitted by the underlying sign regulations for the site; provided that when computation of the maximum number of permitted signs results in a fractional number, the number of allowable signs shall be the next highest whole number.
 - (B) Sign Types. The types of business signs permitted for ground floor establishments may include hanging, marquee fascia, projecting, roof and wall signs.
 - (i) When marquee fascia signs are to be utilized, the signs may be displayed above the face of the marquee, provided the signs shall not exceed a height of more than 36 inches above the marquee face.
 - (ii) When wall signs are to be utilized, signs displayed as individual lettering placed against a building wall are encouraged.
 - (C) Sign Illumination.
 - (i) Where direct illumination is not otherwise permitted by the underlying sign regulations for the site, sign copy and/or graphic elements of business and/or identification signs for ground floor establishments may be directly illuminated, provided any remaining sign area shall be completely opaque and not illuminated.
 - (ii) Signs for second floor establishments may be indirectly illuminated.
 - (D) Sign Location. An appropriate, consistent pattern for the placement of regulated signs within the project site shall be approved in the sign master plan, provided all signs shall be located on the building containing the identified establishment, and no ground sign shall be located within a required yard except as may be permitted by this chapter.
 - (E) The standards and requirements for directional signs, information signs and parking lot traffic control signs may be established by the director, as appropriate.
- (3) Sign Master Plan Approvals. The director may approve a sign master plan only upon a finding that, in addition to the criteria set forth in Section 21-2.140-2, the following criteria have been met:
- (A) The proposed sign master plan will accomplish the intent of this subsection;
 - (B) The size and placement of each sign will be proportional to and visually balanced with the building facade of the side of the building upon which it is maintained;
 - (C) All signs regulated by this chapter and maintained upon the site will feature the consistent application of not less than one of the following design elements: materials, letter style, color, shape or theme; and
 - (D) In all respects not adjusted by the sign master plan, all signs regulated by this chapter and maintained upon the site will conform to the provisions of this chapter.
- The director may impose conditions and additional controls as may be appropriate.
- (4) Implementation.
- (A) The director shall maintain a copy of the approved sign master plan for each project to facilitate the expedited processing of sign permits for that project. The director shall review each sign permit application for an individual sign within an affected project for its conformity to the approved sign master plan. Upon determining that the sign permit application conforms to the approved sign master plan, the director shall issue the sign permit for the sign.
 - (B) Except as otherwise provided in this paragraph (B), no sign shall be maintained upon a

site subject to an approved sign master plan unless the sign conforms to the sign master plan. If a site has existing signs which will not conform to the approved sign master plan, the master plan shall specify a reasonable time period, as approved by the director, for conversion of all existing signs to the design scheme set forth in the approved master plan, provided that in no event shall the time period for full conformance exceed one year from the date of approval of the sign master plan.

(Added by Ord. 99-12; Am. Ord. 99-63, 03-37, 06-15, 09-5, 10-19)

Sec. 21-2.140-2 Criteria.

- (a) A zoning adjustment shall be approved on a finding that the following criteria have been met:
 - (1) Approving the adjustment will meet the purpose and intent of the regulation to be modified;
 - (2) The proposal will not significantly detract from the livability or appearance of the area and is consistent with the desired character of the area;
 - (3) If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose and intent of the zoning district; and
 - (4) Any impacts resulting from the adjustment are mitigated to the extent practical.
- (b) An applicant may request a zoning adjustment under the specific circumstances described in Section 21-2.140-1. The adjustment request shall be filed with the department with supporting materials describing the requested adjustment and documenting the manner in which the proposed project qualifies for the adjustment and meets the criteria specified in subsection (a). A request for an adjustment shall be approved by the director on a finding that all criteria for the adjustment are satisfied.

(Added by Ord. 99-12)

Sec. 21-2.150 Violation.

Any approval or permit issued pursuant to the provisions of this chapter shall comply with all applicable requirements of this chapter. Failure to comply with conditions imposed as part of any approval or permit, including variances from the provisions of this chapter, shall constitute a violation of this chapter. (Added by Ord. 99-12)

Sec. 21-2.150-1 Criminal prosecution.

- (a) Any person convicted of a violation of this chapter, as amended, shall be sentenced as follows:
 - (1) For a first offense, by a fine not exceeding \$1,000.00 and one of the following:
 - (A) Thirty-two hours of community service, as authorized by and defined in HRS Section 706-605(1)(e), as amended; or
 - (B) Forty-eight hours' imprisonment.
 - (2) For a second conviction which occurs within five years of any prior conviction for violation of this chapter, by a fine not exceeding \$1,000.00 and one of the following:
 - (A) Sixty-four hours of community service, as authorized by and defined in HRS Section 706-605(1)(e), as amended; or
 - (B) Ninety-six hours' imprisonment.
 - (3) For a subsequent conviction which occurs within five years of any two prior convictions under this chapter, by a fine of not less than \$500.00 but not exceeding \$1,000.00 and one of the following:
 - (A) Not less than 64 hours but not exceeding 140 hours of community service as authorized by and defined in HRS Section 706-605(1)(e), as amended; or
 - (B) Not less than 96 hours but not exceeding 30 days' imprisonment.
- (b) After a conviction for a first violation under this chapter, each further day of violation shall constitute a separate offense if the violation is a continuance of the subject of the first conviction.
- (c) The imposition of a fine under this section shall be controlled by the provisions of the Hawaii Penal Code relating to fines, HRS Sections 706-640 through 706-645.
- (d) The city may maintain an action for an injunction to restrain any violation of the provisions of this chapter and may take any other lawful action to prevent or remedy any violation.
- (e) Any authorized personnel may arrest, without warrant, alleged violators by issuing a summons or citation in accordance with the procedure specified in this section. Nothing in this section shall be construed as

- barring such authorized personnel from initiating prosecution by penal summons, by complaint, by warrant or such other judicial process as is permitted by statute or rule of court.
- (f) Any authorized personnel making an arrest for a violation of this chapter may take the name and address of the alleged violator and shall issue to the alleged violator a written summons or citation, notifying the alleged violator to answer at a place and at a time provided in the summons or citation.
 - (g) There shall be provided for use by authorized personnel a form of summons or citation for use in citing violators of this chapter which does not mandate the physical arrest of such violators. The form and content of such summons or citation shall be as adopted or prescribed by the administrative judge of the district court and shall be printed on a form commensurate with the form of other summonses or citations used in modern methods of arrest, so designed to include all necessary information to make the same valid under the laws and regulations of the State of Hawaii and the City and County of Honolulu.
 - (h) In every case when a citation is issued, the original of the same shall be given to the violator, provided, that the administrative judge of the district court may prescribe the giving to the violator of a carbon copy of the citation and provide for the disposition of the original and any other copies.
 - (i) Every citation shall be consecutively numbered and each carbon copy shall bear the number of its respective original.

(Added by Ord. 99-12)

Sec. 21-2.150-2 Administrative enforcement.

In lieu of or in addition to enforcement pursuant to Section 21-2.150-1, if the director determines that any person is violating any provision of this chapter, any rule adopted thereunder or any permit issued pursuant thereto, the director may have the person served, by mail or delivery, with a notice of violation and order pursuant to this section.

- (a) Contents of the Notice of Violation. The notice shall include at least the following information:
 - (1) Date of the notice;
 - (2) The name and address of the person noticed;
 - (3) The section number of the provision or rule, or the number of the permit which has been violated;
 - (4) The nature of the violation; and
 - (5) The location and time of the violation.
- (b) Contents of Order.
 - (1) The order may require the person to do any or all of the following:
 - (A) Cease and desist from the violation;
 - (B) Correct the violation at the person's own expense before a date specified in the order;
 - (C) Pay a civil fine not to exceed \$1,000.00 in the manner, at the place and before the date specified in the order;
 - (D) Pay a civil fine not to exceed \$1,000.00 per day for each day in which the violation persists, in the manner and at the time and place specified in the order.
 - (2) The order shall advise the person that the order shall become final 30 days after the date of its mailing or delivery. The order shall also advise that the director's action may be appealed to the zoning board of appeals.
- (c) Effect of Order--Right to Appeal. The provisions of the order issued by the director under this section shall become final 30 days after the date of the mailing or delivery of the order. The person may appeal the order to the zoning board of appeals as provided in Section 6-1516 of the city charter. However, an appeal to the zoning board of appeals shall not stay any provision of the order.
- (d) Judicial Enforcement of Order. The director may institute a civil action in any court of competent jurisdiction for the enforcement of any order issued pursuant to this section. Where the civil action has been instituted to enforce the civil fine imposed by said order, the director need only show that the notice of violation and order were served, that a civil fine was imposed, the amount of the civil fine imposed and that the fine imposed has not been paid.

Article 3. Establishment of Zoning Districts

and Zoning District Regulations

Sections:

21-3.10	Zoning district classifications and map designations.
21-3.20	Zoning precinct classifications and map designations.
21-3.30	Zoning maps and interpretations.
21-3.40	Preservation districts--Purpose and intent.
21-3.40-1	Preservation uses and development standards.
21-3.50	Agricultural districts--Purpose and intent.
21-3.50-1	Agricultural clusters.
21-3.50-2	Agricultural cluster--Site standards.
21-3.50-3	Agricultural cluster--Application requirements.
21-3.50-4	Agricultural uses and development standards.
21-3.60	Country district--Purpose and intent.
21-3.60-1	Country clusters.
21-3.60-2	Country cluster--Site standards.
21-3.60-3	Country cluster--Application requirements.
21-3.60-4	Country uses and development standards.
21-3.70	Residential districts--Purpose and intent.
21-3.70-1	Residential uses and development standards.
21-3.80	Apartment districts--Purpose and intent.
21-3.80-1	Apartment district uses and development standards.
21-3.90	Apartment mixed use districts--Purpose and intent.
21-3.90-1	Apartment mixed use district uses and development standards.
21-3.100	Resort district--Purpose and intent.
21-3.100-1	Resort uses and development standards.
21-3.110	Business districts--Purpose and intent.
21-3.110-1	Business uses and development standards.
21-3.120	Business mixed use districts--Purpose and intent.
21-3.120-1	BMX-4 business mixed use special height controls.
21-3.120-2	Business mixed use district uses and development standards.
21-3.130	Industrial districts--Purpose and intent.
21-3.130-1	Industrial uses and development standards.
21-3.140	Industrial-commercial mixed use district-- Purpose and intent.
21-3.140-1	Industrial-commercial mixed use district uses and development standards.

Figures:

21-3.1	Height Setbacks (P-2, Agricultural and Country Districts).
21-3.2	Heights on Sloping Lots (Country District).
21-3.3	A-2, A-3, AMX-2, AMX-3 District Height Setback.
21-3.4	Resort District Height Setback.
21-3.5	Transitional Heights (Business, BMX, IMX and All Industrial Districts).
21-3.6	Front Yards (B-2, BMX-3, BMX-4, IMX and All Industrial Districts).
21-3.7	Street Setbacks (B-2, BMX-3, I-2, I-3 and IMX Districts).
21-3.8	Front Yard BMX-4 District.
21-3.9	65 Degree Angle Height Limit (BMX-4 District).
21-3.10	Height Measurement in Residential Districts.

Tables:

21-3	Master Use Table.
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- 21-3.1 P-2, Agricultural and Country Districts Development Standards.**
- 21-3.2 Residential Districts Development Standards.**
- 21-3.3 Apartment and Apartment Mixed Use Districts Development Standards.**
- 21-3.4 Resort, Business and Business Mixed Use Districts Development Standards.**
- 21-3.5 Industrial and Industrial Mixed Use Districts Development Standards.**

**TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

KEY: Ac = Special accessory use subject to standards in Article 5
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 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

ZONING DISTRICTS																					
USES	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1
(Note: Certain uses are defined in Article 10.)																					

AGRICULTURE

Agribusiness activities		Cm	Cm																		
Agricultural products processing, minor		P/c	P/c															P/c	P/c		P/c
Agricultural products processing, major		C	C																P/c		
Animal products processing																			P	P	
Aquaculture	P	P	P	P																	
Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets		P/c	P/c															P/c	P		
Composting, major	C	C	C																P/c		
Composting, minor	P/c	P/c	P/c																P/c		
Crop production	P	P	P	P																	
Forestry	P	P	P																		
Open land		P	P																		
Roadside stands, accessory		Ac	Ac	Ac																	
Sale and service of machinery used in agricultural production		P/c	P/c															P	P		P

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USES <small>(Note: Certain uses are defined in Article 10.)</small>	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

Sawmills		P/c	P/c																		P		
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production		P/c	P/c														P	P					

ANIMALS

Game preserves	P		P																				
Kennels, commercial			P/c	P/c										P/c	P/c	P/c	P/c	P				P/c	
Livestock grazing	P	P	P	P																			
Livestock production, minor		P	P	P																			
Livestock production, major		P/c	P/c																				
Livestock veterinary services		P	P	P																			
Zoos	C		C																				

COMMERCE AND BUSINESS

Amusement and recreation facilities, indoor	C												P	P	P	P	P	P	P	P	P	P	P ²
Automobile sales and rentals, including sales and distribution of automobile parts and supplies															P	P	P	P	P				P
Bars, nightclubs, taverns													P		P/c	P/c	P/c	P/c	P				P/c

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USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

Business services													P	P	P	P	P	P	P		P
Cabarets													P		P/c		P/c				P/c
Catering establishments												P		P	P	P	P	P			P
Convenience stores										P/c ¹	P/c ¹	P/c ¹	P	Cm P/c	P	P	P	P/c	P/c		P
Dance or music schools										P/c ¹	P/c ¹	P/c ¹	P/c	P	P	P	P				P ²
Data processing facilities																	P	P			P
Drive-thru facilities														P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c
Eating establishments										P/c ¹	P/c ¹	P/c ¹	P	P	P	P	P	P	P	P	P
Financial institutions										P ¹	P ¹	P ¹	P	P	P	P	P	P	P		P
Home improvement centers															P/c	P/c		P	P		P
Home occupations		Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac			Ac	Ac				
Laboratories, medical														P	P	P	P	P	P		P
Laboratories, research															P	P	P	P	P		P
Medical clinics										P/c ¹	P/c ¹	P/c ¹	P	P	P	P	P				P ²
Neighborhood grocery stores		Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm						Cm	Cm	Cm	
Office buildings														P	P	P	P				P ²
Offices, accessory																		Ac	Ac	Ac	
Off-site joint development																C	C				

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USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

Dwellings, detached, one-family				P	P	P	P	P	P	P	P	P	P			P						
Dwellings, detached, two-family					P	P	P	P	P	P	P	P				P						
Dwellings, multifamily							P	P	P	P	P	P				P/c	P					
Farm dwellings		P/c	P/c																			
Group living facilities		C	C	C	C	C	C	C	C	C	C	C				C	Cm					
Guest houses (R-20 only)					Ac																	
Hotels													P				P		Cm		Cm	
Roomers/Rooming				Ac	Ac	Ac																
Special needs housing for the elderly							C	C	C	C	C	C				C	C					
Time sharing									P/c				P									
Transient vacation units									P/c				P									
Vacation cabins	C																					

INDUSTRIAL

Base yards																		P/c	P/c	P/c	P/c	
Biofuel processing facilities	C	C	C																Cm	Cm		
Building or similar contracting and home improvement and furnishing services, and materials and																		P	P			P

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equipment sales or distribution; provided incidental storage of materials or equipment is within fully enclosed buildings																						
Centralized mail and package handling facilities																		P/c	P	P	P/c	
Explosive and toxic chemical manufacturing, storage and distribution																			C			
Food manufacturing and processing															P/c	P/c	P/c	P	P	P	P	
Freight movers																		P/c	P			
Heavy equipment sales and rentals																		P/c	P			
Linen suppliers																		P	P			
Manufacturing, processing and packaging, light																		P	P	P	P	
Manufacturing, processing and packaging, general																		P/c	P	P		
Maritime-related vocational training, sales, construction, maintenance and repairing																			P	P		
Motion picture and television production studios															P/c	P/c		P	P			P

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ZONING DISTRICTS																					
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(Note: Certain uses are defined in Article 10.)																					

Petroleum processing																			C	Cm		
Port facilities																				P		
Publishing plants for newspapers, books and magazines														P		P	P	P	P	P		P
Repair establishments, major																	P/c	P	P	P		
Repair establishments, minor													P	P	P	P	P	P	P	P	P	P
Resource extraction	C	C	C																P			
Salvage, scrap and junk storage and processing																				Cm	Cm	
Storage yards																		P/c	P/c	P/c		
Warehousing																		P	P	P	P	
Waste disposal and processing	C		C																Cm	Cm		
Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination																					P	
Wholesaling and distribution														P/c	P/c	P	P	P	P			P

OUTDOOR RECREATION

Amusement facilities, outdoor,																						
--------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

KEY: Ac = Special accessory use subject to standards in Article 5
 Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
 C = Conditional Use Permit-major subject to standards in Article 5; public hearing required
 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

not motorized														C	C	C		C	C	C		Cm
Amusement facilities, outdoor, motorized														C	C	C		C	C	C		Cm
Golf courses	PRU P/c												P									
Marina accessories	Cm												Cm		Cm	Cm	Cm		P	P	P/c	
Recreation facilities, outdoor	Cm		Cm	Cm									P	Cm	Cm	Cm	Cm					

SOCIAL AND CIVIC SERVICE

Art galleries and museums														P	P	P	P	P				P ²
Cemeteries and columbaria	P		Cm																			
Colleges, business													P		P	P	P					
Day-care facilities			C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P			P
Hospitals	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Meeting facilities			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P/c	P/c			P
Prisons	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Public uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, business												P	P	P	P	P	P					
Schools: Elementary, intermediate			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm		P	P	P	P					

**TABLE 21-3
MASTER USE TABLE**

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 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

and high																						
Schools, language				P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P	P	P	P					
Schools, vocational, technical, industrial, trade																		P	P			P
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features														P	P	P	P					P
Theaters														P	P	P	P					P ²
Universities, colleges	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU

TRANSPORTATION AND PARKING

Airports	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Automobile service stations															Cm							
														P	P	P	P	P	P			P
Car washing, mechanized														P/c	P/c	P/c	P/c	P/c	P/c			P/c
Commercial parking lots and garages																						
											P/c ¹	P/c ¹	P/c ¹	P	P	P	P	P	P			P
Heliports																						P
Helistops		C	C											C		C	C	C	C	P	P	C

**TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

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 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

USES <small>(Note: Certain uses are defined in Article 10.)</small>	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

Joint use of parking facilities				Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Off-site parking facilities				Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Truck terminals																			P	P	

UTILITIES AND COMMUNICATIONS

Antennas, broadcasting	Cm	Cm	Cm															C	C	C	C
Antennas, receive-only	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
Broadcasting stations													P		P	P	P	P	P	P	P
Utility installations, Type A	P/c	P/c	P/c	P	P	P	P	P/c	P/c	P	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c
Utility installations, Type B	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Wind machines		Cm	Cm	Cm										Cm	Cm				Cm	Cm	Cm

MISCELLANEOUS

Historic structures, use of	Cm	Cm	Cm	C	C	C	C	C	C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Joint development	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm

Where a proposed use is not specifically listed above, the director shall review the proposed use and, based on its characteristics and its similarity to the uses listed above, shall determine the regulatory requirements for that use.

**TABLE 21-3
MASTER USE TABLE**

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 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

ZONING DISTRICTS																					
USES (Note: Certain uses are defined in Article 10.)	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1

¹ Commercial use subject to special density controls (see Table 21-3.3 and Section 21-3.90-1(c)(4)).

² Commercial use subject to special density controls (see Table 21-3.5 and Section 21-3.140-1(c)).

(Added by Ord. 99-12; Am. Ord. 00-09, 01-12, 02-63, 03-37, 07-14, 07-15, 09-26, 10-19)

Sec. 21-3.10 Zoning district classifications and map designations.

To carry out the purposes and provisions of this chapter, the following zoning districts are established:

Title	Map Designation
Preservation	
Restricted	P-1
Military and federal	F-1
General	P-2
Agricultural	
Restricted	AG-1
General	AG-2
Country	C
Residential	R-20
	R-10
	R-7.5
	R-5
	R-3.5
Apartment	
Low-density	A-1
Medium-density	A-2
High-density	A-3
Apartment Mixed Use	
Low-density	AMX-1
Medium-density	AMX-2
High-density	AMX-3
Resort	Resort
Business	
Neighborhood	B-1
Community	B-2
Business Mixed Use	
Community	BMX-3
Central	BMX-4
Industrial	
Limited	I-1
Intensive	I-2
Waterfront	I-3
Industrial-Commercial Mixed Use	IMX-1
(Added by Ord. 99-12)	

Sec. 21-3.20 Zoning precinct classifications and map designations.

To carry out the purposes and provisions of this chapter, the following zoning precincts are established:

Title	Map Designation
Waikiki Special District	

Apartment
Apartment mixed use

Resort mixed use
Resort commercial
Public

(Added by Ord. 99-12)

Apartment precinct
Apartment mixed use
subprecinct
Resort mixed use precinct
Resort commercial precinct
Public precinct

Sec. 21-3.30 Zoning maps and interpretations.

(a) The director shall prepare zoning maps for the city. These maps shall be numbered and titled as listed below and, on adoption by ordinance, they shall be cited and referred to as follows:

Zoning Map No.	Area
1	Hawaii Kai
2	Kahala—Kuliouou
3	Moiliili—Kaimuki
4	Nuuanu—McCully
5	Kalihi—Nuuanu
6	Red Hill--Fort Shafter
7	Halawa--Pearl City
8	Waipahu
9	Waipio (Crestview)
10	Waipio (Mililani)
11	Wahiawa—Whitmore
12	Ewa Beach--Iroquois Point
13	Makakilo
14	Barber's Point--Kahe—Nanakuli
15	Lualualei—Makaha
16	Makua—Kaena
17	Mokuleia--Waialua—Haleiwa
18	Kawailoa—Waialea
19	Kahuku—Laie
20	Hauula--Punaluu—Kaaawa
21	Kualoa--Waiahole—Kahaluu
22	Heeia--Kaneohe—Maunawili
23	Kailua--Lanikai—Keolu
24	Waimanalo

On adoption, the zoning designations shown on the map shall be the zoning classification of all parcels on

the map and shall supersede any previous zoning classification. The zoning maps may also contain height limits for certain identified parcels of land or land areas; when there is a difference between height limits specified in this chapter and heights shown on the zoning maps, the maps shall prevail.

- (b) Whenever uncertainty exists about the boundary lines of a district, the following rules shall apply:
- (1) When a discrepancy exists between a district boundary shown on the adopted zoning map and that which is described in the text of an ordinance establishing the boundary, the text of the ordinance shall be the final authority.
 - (2) Notwithstanding subsection (b)(1), district boundaries which appear to follow center lines of streets, easements, railroad rights-of-way, waterways and similar features shall be construed as following such center lines.
 - (3) Where district boundaries appear to follow street, lot, property or other lines of similar nature, they shall be construed as following those lines, provided that in the event of closure of a street or alley by the city, where the district boundary is indicated as other than the center line of such street or alley, it shall be construed as having been at the center line.
 - (4) Where district boundaries appear parallel or perpendicular to, or appear as extensions of center lines, property lines or other features, they shall be so construed.
 - (5) Where district boundaries do not appear to follow center lines, street, lot, property or other lines of similar nature or do not appear to be extensions of such lines or are not described within any ordinance, the location of these boundaries shall be determined by a measurement of distances shown on the adopted zoning map according to its scale.
 - (6) Where the street layout on the ground varies from the street layout on the adopted zoning map, or other circumstances not covered by any of the above situations, the director shall determine the location of the boundary in question in accordance with the intent of the zoning ordinance.
 - (7) Where district boundaries are along the ocean, the boundary shall be construed to follow the shoreline as confirmed by the state surveyor.
- (c) Lands unclassified by the adopted zoning map and for which none of the rules of interpretation are applicable shall be construed as being within the P-2 general preservation district until otherwise rezoned.
- (d) The director shall preserve the adopted zoning maps and shall maintain them in current form. The director shall see that the maps are updated as soon as practicable after the effective date of any ordinance adopting an amendment and the ordinance number of each amendment shall be noted on the map. No person shall make any change in the adopted zoning map except by authorization of the director, in accordance with the procedures and requirements set forth in this chapter.
- (e) The director may adjust boundary lines of a district or precinct under the following conditions:
- (1) The change does not result in an increase or decrease in any zoning district affecting more than five percent or one acre of any zoning lot, whichever is less;
 - (2) The resulting boundary adjustment is in conformance with the general plan and development plan; and
 - (3) The resulting boundary adjustment does not confer more than a five percent net increase in development potential, as measured by the number of dwelling units or floor area, as permitted by the applicable zoning districts.
- The director shall notify in writing the property owner(s) affected by the boundary line adjustment.
- (f) The director may adjust boundary lines of a district or precinct to coincide with a state land use commission boundary interpretation, when the interpretation results in an increase in the more restrictive state land use district. In determining the appropriate district or precinct, the director shall take into account surrounding zoning and the intent of the affected state land use district.

(Added by Ord. 99-12)

Sec. 21-3.40 Preservation districts--Purpose and intent.

- (a) The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value.
- (b) It is intended that all lands within a state-designated conservation district be zoned P-1 restricted preservation district.
- (c) The purpose of creating the F-1 military and federal preservation district is to identify areas in military or

- federal government use and to permit the full range of military or federal government activities.
- (d) Should lands be removed from either the state-designated conservation district or from federal jurisdiction, all uses, structures and development standards shall be as specified for the P-2 general preservation district.
 - (e) It is also the intent that lands designated urban by the state, but well-suited to the functions of providing visual relief and contrast to the city's built environment or serving as outdoor space for the public's use and enjoyment be zoned P-2 general preservation district. Areas unsuitable for other uses because of topographical considerations related to public health, safety and welfare concerns shall also be placed in this district.

(Added by Ord. 99-12)

Sec. 21-3.40-1 Preservation uses and development standards.

- (a) Within the P-1 restricted preservation district, all uses, structures and development standards shall be governed by the appropriate state agencies.
- (b) Within an F-1 military and federal preservation district, all military and federal uses and structures shall be permitted.
- (c) Within the P-2 general preservation district, permitted uses and structures shall be as enumerated in Table 21-3.
- (d) Within the P-2 general preservation district, development standards shall be as enumerated in Table 21-3.1.
- (e) Additional Development Standards.
 - (1) Height. The maximum height may be increased from 15 to 25 feet if height setbacks are provided.
 - (2) Height Setbacks. Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet (see Figure 21-3.1).

(Added by Ord. 99-12)

Sec. 21-3.50 Agricultural districts--Purpose and intent.

- (a) The purpose of the agricultural districts is to maintain a strong agricultural economic base, to prevent unnecessary conflicts among incompatible uses, to minimize the cost of providing public improvements and services and to manage the rate and location of physical development consistent with the city's adopted land use policies. To promote the viability and economic feasibility of an existing agricultural operation, accessory agribusiness activities may be permitted on the same site as an adjunct to agricultural uses. These accessory activities must be compatible with the on-site agricultural operation and surrounding land uses.
- (b) The intent of the AG-1 restricted agricultural district is to conserve and protect important agricultural lands for the performance of agricultural functions by permitting only those uses which perpetuate the retention of these lands in the production of food, feed, forage, fiber crops and horticultural plants. Only accessory agribusiness activities which meet the above intent shall be permitted in this district.
- (c) The following guidelines shall be used to identify lands which may be considered for the AG-1 restricted agricultural district:
 - (1) Lands which are within the state-designated agricultural district and designated agricultural by adopted city land use policies;
 - (2) Lands which are predominantly classified as prime or unique under the agricultural lands of importance to the State of Hawaii system; and
 - (3) Lands where a substantial number of parcels are more than five acres in size.
- (d) The intent of the AG-2 general agricultural district is to conserve and protect agricultural activities on smaller parcels of land.
- (e) The following guidelines shall be used to identify lands which may be considered for the AG-2 general agricultural district:
 - (1) Lands which are in the state-designated agricultural or urban district and designated agricultural by adopted city land use policies;
 - (2) Lands which are predominantly classified as other under the agricultural lands of importance to the State of Hawaii system; and

- (3) Lands which are used or are suitable for agricultural purposes and where a substantial number of parcels are less than five acres in size.

(Added by Ord. 99-12; Am. Ord. 02-63)

Sec. 21-3.50-1 Agricultural clusters.

To promote economy of services and utilities and the most efficient use of the remainder area for agricultural pursuits, agricultural clusters shall be permitted in any agricultural district. (Added by Ord. 99-12)

Sec. 21-3.50-2 Agricultural cluster--Site standards.

- (a) The minimum land area required for an AG-1 district agricultural cluster shall be 15 contiguous acres. The minimum land area required for an AG-2 district agricultural cluster shall be six contiguous acres.
- (b) The maximum number of farm dwellings in an AG-1 district agricultural cluster shall not exceed one unit per five acres. The maximum number of farm dwellings in an AG-2 district agricultural cluster shall not exceed one unit per two acres.
- (c) Within agricultural clusters, detached, duplex and multifamily dwellings shall be permitted. Multifamily dwellings shall not exceed four dwelling units in any structure.
- (d) Within an agricultural cluster, all principal, accessory and conditional uses and structures permitted within the AG-1 restricted agricultural district and AG-2 general agricultural district shall be permitted, subject to the minimum standards and conditions specified in this chapter for these uses.
- (e) Within an agricultural cluster each dwelling may be sited on a lot not to exceed 5,000 square feet. For structures with more than one dwelling unit, the maximum lot size shall be a multiple of 5,000 square feet per dwelling.
- (f) Height and yards shall be the same as permitted in AG-1 and AG-2 districts.
- (g) Parking, loading and sign requirements shall be specified in the approval of the agricultural cluster plan.

(Added by Ord. 99-12)

Sec. 21-3.50-3 Agricultural cluster--Application requirements.

- (a) The application shall be accompanied by:
 - (1) Project name;
 - (2) A location map showing the project in relation to the surrounding area;
 - (3)
 - (A) An analysis of agricultural use of the proposed cluster, based on projected sales prices and terms, marketability, soils analysis, availability of water, consideration of climate, rainfall and other factors related to agricultural productivity, sufficient to demonstrate that agricultural use will constitute the primary activity undertaken on the land;
 - (B) The director shall refer the proposal for review and commentary of this analysis to the state department of agriculture or appropriate soil and water conservation district;
 - (4) A site plan showing:
 - (A) Metes and bounds of the site, prepared and certified by a registered engineer or surveyor, including any deed restrictions;
 - (B) Total area of project, and if applicable, lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed use of each lot and total number of lots;
 - (C) Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed streets within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse;
 - (D) Location, size, spacing, setbacks and dimensions of all existing and proposed structures and improvements, including the number and type of dwelling units;
 - (E) The shoreline, shoreline setback lines, beach access, and stream and other setback lines, when applicable;
 - (F) Location with notations, and the sizes of all parcels of land, including streets, improvements, facilities and easements, proposed to be dedicated to the city, or whether the streets, improvements, facilities and easements are to be private;

- (G) Finished condition to be achieved by proposed grading shown by contours, cross sections, spot elevations or other means, and estimated quantities of cut and fill. Elevations shall be marked on such contours based on city data;
- (5) Verification by the board of water supply of the availability of sufficient agricultural quality water to support agricultural use, whether such water is to be supplied by the board or another water supplier;
- (6) Draft covenants, leases, agreements of sale, mortgages and other instruments of conveyance requiring lot purchasers to maintain land in agricultural use in conformity with federal, state and city laws and regulations, enforceable by the city and either by the applicant, lessee or owner, or an association composed of all lot owners and indicating applicable laws and penalties for violation thereof. All subsequent sales of property, lease and rental agreements shall include these restrictions;
- (7) Notice of all restrictions contained in laws and regulations to be provided to all prospective subdivision lot purchasers, in the sales agreement, deeds, covenants and other instruments of conveyance;
- (8) Notice that building permit applications shall include an agricultural plan for farm dwellings indicating how feasible agricultural use on the lots will be carried out within a period not to exceed five years, to be provided in the sales agreements, deeds, covenants and other instruments of conveyance;
- (9) Other information and documentation as may be required by the director to review and ensure feasible agricultural use within the agricultural cluster in conformity with applicable federal, state, and city laws and regulations;
- (10) Proposals for maintenance and conservation of all common elements.
- (b) All agricultural clusters shall be processed in accordance with Section 21-2.110-1.
- (c) The director shall approve, modify or deny the agricultural cluster application based on whether the application meets the intent of the agricultural district, the intent of the agricultural cluster provision, and the applicant's compliance with requirements of other government agencies.
- (d) The director shall approve final drawings before issuance of building permits in accordance with the approved plan. Before approval of the agricultural cluster plan final drawings by the director, certified deed covenants and/or condominium property regime documents binding any lessees or buyers to the conditions of approval imposed by the director shall be submitted to the department.

(Added by Ord. 99-12)

Sec. 21-3.50-4 Agricultural uses and development standards.

- (a) Within the agricultural districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the agricultural districts, development standards shall be as enumerated in Table 21-3.1.
- (c) Additional Development Standards.
 - (1) Height. The maximum height may be increased from 15 to 25 feet if height setbacks are provided.
 - (2) Height Setbacks. Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet (see Figure 21-3.1).

(Added by Ord. 99-12)

Sec. 21-3.60 Country district--Purpose and intent.

- (a) The purpose of the country district is to recognize and provide for areas with limited potential for agricultural activities but for which the open space or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural uses, low density residential development and some supporting services and uses.
- (b) It is the intent that basic public services and facilities be available to support the district but that the full range of urban services at urban standards need not be provided. Typically, the country district would be applied to areas outside the primary and secondary urban centers, which are identified by city-adopted land use policies.

- (c) The following guidelines shall be used to identify lands which may be considered for this district:
- (1) Lands which are within the state-designated urban district and designated either agricultural or residential by adopted city land use policies.
 - (2) Lands which are not predominately classified as prime, unique or other under the agricultural lands of importance to the State of Hawaii system.
 - (3) Lands where a substantial number of existing parcels are less than two acres in size.
 - (4) Lands where existing public facility capacities preclude more intense development.
- (Added by Ord. 99-12)

Sec. 21-3.60-1 Country clusters.

To promote economy of services and utilities and to encourage the retention of large tracts of open space or agricultural lands which contribute to rural character, country clusters shall be permitted in any country district.
(Added by Ord. 99-12)

Sec. 21-3.60-2 Country cluster--Site standards.

- (a) The minimum land area required for a country cluster shall be three contiguous acres.
 - (b) The maximum number of dwelling units in a country cluster shall not exceed one per one acre.
 - (c) Within country clusters, detached, duplex and multifamily dwellings shall be permitted. Multifamily dwellings shall not exceed four dwelling units in any structure.
 - (d) Within a country cluster, all principal, accessory and conditional uses and structures permitted within the country district and all country district development standards shall apply except those relating to yards and lot dimensions. Conditional uses shall be subject to the standards in Article 4.
 - (e) The minimum size of a lot of record for dwellings shall be 5,000 square feet. The following development standards shall apply to dwelling lots:
 - (1) Front yards shall be a minimum of 10 feet.
 - (2) Side and rear yards shall be a minimum of five feet.
 - (f) Parking, loading and sign requirements shall be specified in the approval of the country cluster plan.
 - (g) All other underlying district development standards shall apply.
- (Added by Ord. 99-12)

Sec. 21-3.60-3 Country cluster--Application requirements.

- (a) The application shall be accompanied by:
 - (1) A project name;
 - (2) A location map showing the project in relation to the surrounding area and the location of all major community facilities within a one-half-mile radius of the project;
 - (3) A prose description of the project including: objectives of the cluster, unique site conditions and development schedule;
 - (4) A site plan showing:
 - (A) Metes and bounds of the site, prepared and certified by a registered engineer or surveyor, including any deed restrictions;
 - (B) Total area of project, and if applicable, lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed use of each lot and total number of lots;
 - (C) Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed streets within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse;
 - (D) Approximate location and general description of any historical or significant landmarks or other natural features, and trees with a trunk diameter of six inches or more at five feet above ground, and an indication of the proposed retention or disposition of such features;
 - (E) Location, size, spacing, setbacks and dimensions of all existing and proposed structures and improvements, including the number and type of dwelling units;

- (F) The shoreline, shoreline setback lines, beach access, and stream and other setback lines, when applicable;
- (G) Location with notations, and the sizes of all parcels of land, including streets, improvements, facilities and easements, proposed to be dedicated to the city, or whether the streets, improvements, facilities and easements are to be private;
- (5) Other information and documentation as may be required by the director to review and ensure the proposed project is in conformity with applicable federal, state, and city laws and regulations;
- (6) Proposals for maintenance and conservation of all common elements.
- (b) Country clusters shall be processed in accordance with Section 21-2.110-1.
- (c) The director shall approve, modify or deny the country cluster application based on whether the application meets the intent of the country district, the intent of the country cluster provision, and the applicant's compliance with requirements of other government agencies.
- (d) The director shall approve final drawings before issuance of building permits in accordance with the approved plan. Before approval of the country cluster final drawings by the director, certified deed covenants and/or condominium property regime documents binding any lessees or buyers to the conditions of approval imposed by the director shall be submitted to the department.

(Added by Ord. 99-12)

Sec. 21-3.60-4 Country uses and development standards.

- (a) Within the country district, permitted uses and structures shall be in accordance with Table 21-3.
- (b) Within the country district, development standards shall be in accordance with Table 21-3.1.
- (c) Additional Development Standards.
 - (1) Height. The maximum height may be increased from 15 to 25 feet if height setbacks are provided.
 - (2) Height Setbacks. Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet (see Figure 21-3.1).
 - (3) Structures on lots with a slope of 15 percent or more shall be governed by a maximum building envelope running parallel to grade at 30 feet in height measured vertically; and which intersects vertical front, rear and side yard planes, each 20 feet in height set at the respective buildable area boundary line. These intersections shall each be made at an angle of 60 degrees measured from the top of the respective yard plane (see Figure 21-3.2).

(Added by Ord. 99-12)

**Table 21-3.1
P-2, Agricultural & Country Districts
Development Standards**

Development Standard	District			
	P-2	AG-1	AG-2	Country
Minimum lot area (acres)	5	5	3 for major livestock production, 2 for all other uses	1
Minimum lot width and depth (feet)	200	150	150	100
Yards (feet):	Front	30	15	15
	Side and rear	15	10	10
Maximum building area (percent of zoning lot)	5	10 ²	10 ²	25 ²
Maximum height (feet) ¹	15-25	15-25 ³	15-25 ³	15-30
Height setbacks	per Sec. 21-3.40-1(e)	per Sec. 21-3.50-4(c)	per Sec. 21-3.50-4(c)	per Sec. 21-3.60-4(c)

¹Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

²For nonagricultural structures.

³Fifteen feet for nonagricultural structures and dwellings; up to 25 feet are permitted if height setbacks are provided. (Added by Ord. 99-12)

Sec. 21-3.70 Residential districts--Purpose and intent.

- (a) The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Nondwelling uses which support and complement residential neighborhood activities shall also be permitted.
- (b) The intent of the R-20 and R-10 districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present.
- (c) The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.

(Added by Ord. 99-12)

Sec. 21-3.70-1 Residential uses and development standards.

- (a) Within the residential districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the residential districts, development standards shall be as enumerated in Table 21-3.2.
- (c) Additional Development Standards.
 - (1) Maximum Height. The maximum height of structures shall be determined by the building envelope created as the result of the intersection of two planes. The first plane shall be measured horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane shall run parallel to grade, as described in Section 21-4.60(b), measured at a

height of 30 feet. If the two planes do not intersect, then the building envelope shall be determined by the first plane (see Figure 21-3.10).

(2) Height Setbacks.

- (A) Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet (see Figure 21-3.10); and
- (B) Any portion of a structure exceeding 20 feet shall be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.

(Added by Ord. 99-12)

**Table 21-3.2
Residential Districts
Development Standards**

Development Standard		District				
		R-3.5	R-5	R-7.5	R-10	R-20
Minimum lot area (square feet)	One-family dwelling, detached, and other uses	3,500	5,000	7,500	10,000	20,000
	Two-family dwelling, detached	7,000	7,500	14,000	Use not permitted	Use not permitted
	Duplex	3,500	3,750	7,000	Use not permitted	Use not permitted
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses	65 for dwellings, 100 for other uses	100
Yards (feet):	Front	10 for dwellings, 30 for other uses				
	Side and rear	5 for dwellings ¹ , 15 for other uses			5 for dwellings, 15 for other uses	
Maximum building area		50 percent of the zoning lot				
Maximum height (feet) ²		25-30				
Height setbacks		per Sec. 21-3.70-1(c)				

¹ For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

² Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

(Added by Ord. 99-12)

Sec. 21-3.80 Apartment districts--Purpose and intent.

- (a) The purpose of the apartment districts is to allow for a range of apartment densities and a variety of living

environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services.

- (b) The intent of the A-1 low density apartment district is to provide areas for low density, multifamily dwellings. It may be applied as a buffer between residential districts and other more intense, noncompatible districts. It would be applicable throughout the city.
- (c) The intent of the A-2 medium density apartment district is to provide areas for medium density, multifamily dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate.
- (d) The intent of the A-3 high density apartment district is to provide areas for high density, high-rise, multifamily dwellings. It is intended for central urban core areas where public services and large infrastructure capacities are present.

(Added by Ord. 99-12)

Sec. 21-3.80-1 Apartment district uses and development standards.

- (a) Within the apartment districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the apartment districts, development standards shall be as enumerated in Table 21-3.3.
- (c) Additional Development Standards.
 - (1) Except for necessary access drives and walkways, all yards shall be landscaped.
 - (2) Optional Yard Siting. In the A-2 and A-3 districts, parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
 - (A) An area or areas of open space equivalent to the area to be used for parking or accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;
 - (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
 - (C) Landscaping required under Section 21-4.70 is provided and maintained.
 - (3) Height Setbacks. In the A-2 and A-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade (see Figure 21-3.3).

(Added by Ord. 99-12)

Sec. 21-3.90 Apartment mixed use districts--Purpose and intent.

The purpose of the apartment mixed use districts is to allow some commercial uses in apartment neighborhoods. The additional commercial uses shall be permitted under varying intensities and are intended to support the daily and weekly commercial service needs of the neighborhood, conserve transportation energy by lessening automobile dependency, create more diverse neighborhoods and optimize the use of both land and available urban services and facilities. Mixing may occur horizontally and vertically, but controls are established to maintain the character of these neighborhoods primarily as apartment neighborhoods. (Added by Ord. 99-12)

Sec. 21-3.90-1 Apartment mixed use district uses and development standards.

- (a) Within apartment mixed use districts, all uses and structures shall be as enumerated in Table 21-3.
- (b) Within the apartment mixed use districts, development standards shall be as enumerated in Table 21-3.3.
- (c) Additional Development Standards.
 - (1) Except for necessary access drives and walkways, all yards shall be landscaped.
 - (2) Optional Yard Siting. In the AMX-2 and AMX-3 districts, parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
 - (A) An area or areas of open space equivalent to the area to be used for parking or

accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;

- (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
 - (C) Landscaping required under Section 21-4.70 is provided and maintained.
- (3) Height Setbacks. In the AMX-2 and AMX-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade (see Figure 21-3.3).
- (4) Commercial Use Density and Location.
- (A) The floor area of any use marked with a superscript ¹ under Table 21-3, either occurring as a single use on a zoning lot or in combination with other uses, shall not exceed an FAR as enumerated in Table 21-3.3, and such floor area shall be counted as part of the total FAR allowed.
 - (B) Where these commercial uses are integrated with dwelling uses, pedestrian access to the dwellings shall be independent from other uses and shall be designed to enhance privacy for residents and their guests. No floor shall be used for both dwelling and commercial purposes.

(Added by Ord. 99-12)

**Table 21-3.3
Apartment and Apartment Mixed Use Districts
Development Standards**

Development Standard		District					
		A-1	A-2	A-3	AMX-1	AMX-2	AMX-3
Minimum lot area (square feet) ¹		7,500	10,000	15,000	7,500 ²	10,000 ²	15,000 ²
Minimum lot width and depth (feet) ¹		70	70	70	70	70	70
Yards (feet):	Front	10	10	10	10	10	10
	Side and rear ³	5 ⁴ or 10	5 ⁴ or 10	5 ⁴ or 10	5 ⁴ or 10	5 ⁴ or 10	5 ⁴ or 10
Maximum commercial use density (FAR)		n/a			0.3 see Sec. 21-3.90-1(c)	0.4 see Sec. 21-3.90-1(c)	0.6 see Sec. 21-3.90-1(c)
Maximum building area		Lot area (sq. ft.)		Requirement			
		Less than 7,500		60 percent of zoning lot			
		7,500 - 20,000		50 percent of zoning lot			
		Over 20,000		40 percent of zoning lot			
Maximum height (feet) ⁵		30	per zoning map		30	per zoning map	
Height setbacks		none	per Sec. 21-3.80-1(c)		none	per Sec. 21-3.90-1(c)	
Maximum density (FAR) for A-1 & AMX-1 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00003 x lot area) + 0.3			
		10,000 - 40,000		FAR = (.00001 x lot area) + 0.5			
		Over 40,000		FAR = 0.9			
Maximum density (FAR) for A-2 & AMX-2 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00009 x lot area) + 0.4			
		10,000 - 40,000		FAR = (.00002 x lot area) + 1.1			
		Over 40,000		FAR = 1.9			
Maximum density (FAR) for A-3 & AMX-3 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00014 x lot area) + 0.6			
		10,000 - 20,000		FAR = (.00004 x lot area) + 1.6			
		20,000 - 40,000		FAR = (.00002 x lot area) + 2.0			
		Over 40,000		FAR = 2.8			

¹There shall be no minimum lot area, width or depth for off-site parking facilities.

²There shall be no minimum lot area for off-site parking facilities.

³Five feet for detached dwellings and duplexes and 10 feet for other uses.

⁴For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

⁵Heights for detached dwellings and duplexes shall comply with residential height and height setback requirements.

n/a = Not applicable
(Added by Ord. 99-12)

Sec. 21-3.100 Resort district--Purpose and intent.

The purpose of the resort district is to provide areas for visitor-oriented destination centers. Primary uses are lodging units and hotels and multifamily dwellings. Retail and business uses that service visitors are also permitted. This district is intended primarily to serve the visitor population, and should promote a Hawaiian sense of place. (Added by Ord. 99-12)

Sec. 21-3.100-1 Resort uses and development standards.

- (a) Within the resort district, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the resort district, development standards shall be as enumerated in Table 21-3.4.
- (c) Additional Development Standards.
 - (1) Except for necessary access drives and walkways, all front yards shall be landscaped. Within 10 feet of the property line, side and rear yards shall be maintained in landscaping, except for necessary access drives and walkways.
 - (2) Optional Yard Siting. Parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
 - (A) An area or areas of open space equivalent to the area to be used for parking or accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;
 - (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
 - (C) Landscaping required under Section 21-4.70 is provided and maintained.
 - (3) Height Setbacks. For any portion of a structure over 30 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 30 feet above grade (see Figure 21-3.4).

(Added by Ord. 99-12)

Sec. 21-3.110 Business districts--Purpose and intent.

- (a) The purpose of the business districts is to set aside areas for commercial and business activities to meet and support the economic growth of the city. The districts provide for the buying and selling of goods and services, the transportation and distribution of commodities and other complementary economic activities. Other uses which are supportive of or compatible with business activities are also permitted. These districts help to ensure a favorable business climate and support the economic and social well-being of city residents.
- (b) The intent of the B-1 neighborhood business district is to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It is intended that this district be generally applied to areas within or adjacent to urban residential areas, along local and collector streets, but not along major travel routes or on a large scale basis. It would also be applied to rural and urban fringe town centers which may or may not be located along major travel routes.
- (c) The intent of the B-2 community business district is to provide areas for community-wide business establishments, serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 district. The intent is to apply this district to areas conveniently accessible by vehicular and pedestrian modes and served by adequate public facilities. Typically, this district would be applied to lots along major streets and in centrally located areas in urban and urban fringe areas.

(Added by Ord. 99-12)

Sec. 21-3.110-1 Business uses and development standards.

- (a) Within the business districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the business districts, development standards shall be as enumerated in Table 21-3.4.
- (c) Additional Development Standards.

- (1) Except for necessary access drives and walkways, all yards shall be landscaped.
- (2) B-1 District Transitional Height Setback. Where a zoning lot adjoins a zoning lot in a residential district, the residential district height setbacks shall be applicable at the buildable area boundary line of the adjoining side of the B-1 zoning lot (see Figure 21-3.5).
- (3) B-2 District Transitional Height Setback.
 - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the B-2 zoning lot (see Figure 21-3.5).
 - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the B-2 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).
- (4) Street Setbacks. Within the B-2 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street (see Figure 21-3.7).
- (5) Open Space Bonus. Within the B-2 district:
 - (A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards;
 - (B) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards; and
 - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4.

(Added by Ord. 99-12)

Sec. 21-3.120 Business mixed use districts--Purpose and intent.

- (a) The purpose of the business mixed use districts is to recognize that certain areas of the city have historically been mixtures of commercial and residential uses, occurring vertically and horizontally and to encourage the continuance and strengthening of this pattern. It is the intent to provide residences in very close proximity to employment and retail opportunities, provide innovative and stimulating living environments and reduce overall neighborhood energy consumption.
- (b) The intent of the BMX-3 community business mixed use districts is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2 and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses, occurring horizontally, vertically or both.
- (c) The intent of the BMX-4 central business mixed use district is to set apart that portion of Honolulu which forms the city's center for financial, office and governmental activities and housing. It is intended for the downtown area and not intended for general application. It provides the highest land use intensity for commerce, business and housing.

(Added by Ord. 99-12)

Sec. 21-3.120-1 BMX-4 business mixed use special height controls.

- (a) Any development which is proposed to exceed a height limit of 350 feet shall comply with the following:
 - (1) Minimum Project Size. The minimum project size shall be 35,000 square feet.
 - (2) Site Plan. The request for additional height shall include a proposed site plan, which shall include the location and height of building towers, and shall take into consideration adjacent uses and structures. Specifically, the following principles shall be reflected in the site plan, and the applicant shall demonstrate how these principles are being met:
 - (A) Building towers shall not significantly obstruct or intrude on adopted public views.

- (B) Proposed open spaces shall complement and relate to adjacent open spaces.
 - (C) Ground level parking lots and structures should not front streets. Where this is not possible, canopy and vertical form trees, hedges and other landscaping elements shall be provided to visually screen them.
 - (D) The additional tower height shall not unreasonably block the provision of light and air to other buildings and public open spaces, nor obliterate direct exposure to the sun in any given 24-hour period.
- (3) Public Open Space. A minimum of 35 percent of the lot area shall be devoted to public open space in accordance with Table 21-3.4.
 - (4) Public Views. The additional tower height shall not significantly intrude on any adopted public views, including the view of the central business district from the Punchbowl lookouts.
 - (5) Pedestrian Orientation. Project design at the ground level shall reflect a strong pedestrian orientation, especially fronting streets. Contributing elements include, but are not limited to:
 - (A) Arcades, with at least one-half of the arcade perimeter open or devoted to entrances and show windows.
 - (B) Public open spaces, with provisions for shade, seating areas, landscaping, water features and outdoor sculptures.
 - (C) Outdoor dining areas.
 - (D) Interesting paving design and finishes.
 - (E) Building materials, finishes and details which are human-scaled, nonglaring and not harsh.
 - (6) Wind Analysis. The request for additional height shall include a wind study of the effects of towers over 350 feet, particularly anticipated impacts at the ground level. Where adverse impacts are anticipated, mitigative measures shall be included in the proposal.
 - (7) Historic Resources. Any development which includes sites and/or structures on or eligible for inclusion on the national or state register of historic places or on the Oahu register of historic places shall be evaluated as to the feasibility and appropriateness of retaining the site and/or structure. For every square foot of building area of a site and/or structure on or eligible for inclusion on the national or state register of historic places or on the Oahu register of historic places, 10 square feet of additional floor area may be permitted above 350 feet of building height. This bonus shall be available even if the minimum open space requirements for subdivision (3) are not met.
 - (8) FAA Clearance. The request for additional height shall include a statement from the Federal Aviation Administration that the proposed building heights will not interfere with the operation of the Honolulu International Airport.
 - (9) Maximum Density. The maximum density as set forth in Table 21-3.4 shall not be exceeded.
 - (10) For purposes of this section, an "adopted public view" is a view that has been recognized as significant or otherwise worthy of protection by an adopted ordinance, including Article 9.
- (b) Applications to exceed a height limit of 350 feet shall be processed pursuant to the requirements for major permits (special district), as set forth in Section 21-2.40-2.
- (Added by Ord. 99-12)

Sec. 21-3.120-2 Business mixed use district uses and development standards.

- (a) Within the business mixed use districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the business mixed use districts, development standards shall be as enumerated in Table 21-3.4.
- (c) Additional Development Standards.
 - (1) Except for necessary access drives and walkways, all yards shall be landscaped.
 - (2) BMX-3 District Transitional Height Setbacks.
 - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot (see Figure 21-3.5).
 - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable

area boundary line on the adjoining side of the BMX-3 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).

- (3) **BMX-4 District Transitional Height Setback.** Where a zoning lot adjoins a zoning lot in a residential, apartment, apartment mixed use or resort district, the height setback of the adjoining district shall be applicable at the buildable area boundary line of the adjoining side of the BMX-4 lot (see Figure 21-3.5).
- (4) **BMX-4 District Height Setback.** For a minimum of 50 percent of any contiguous street frontage, no portion of a structure located on a lot adjacent to a street shall exceed a height which is intersected by a plane over the buildable area which makes an angle of 65 degrees with the horizontal at ground elevation at the center line of the street (see Figure 21-3.9).
- (5) **Street Setbacks and Street Trees.**
 - (A) Within the BMX-3 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street (see Figure 21-3.7).
 - (B) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.
- (6) **BMX-3 District Open Space Bonus.**
 - (A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards;
 - (B) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards; and
 - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4.
- (7) **BMX-4 District Open Space Bonus.**
 - (A) For each square foot of public open space provided, 10 square feet of floor area may be added. If provided, front yards may be included as public open space;
 - (B) For each square foot of arcade area provided, five square feet of floor area may be added;
 - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4; and
 - (D) For developments which exceed a height of 350 feet, for each square foot of public open space provided, 10 square feet of floor area may be added below 350 feet of building height or seven square feet of floor area may be added above 350 feet of building height. If provided, front yards may be included as public open space.
- (8) **BMX-4 District Heights Above 350 Feet.** For developments which exceed a height of 350 feet, but are permitted higher heights on the zoning maps, refer to Section 21-3.120-1.
- (9) **Historic Resources Bonus.** For developments in the BMX-4 district which exceed a height of 350 feet, refer to Section 21-3.120-1 for provisions relating to additional floor area permitted for preservation of historic resources.

(Added by Ord. 99-12)

**Table 21-3.4
Resort, Business and Business Mixed Use Districts
Development Standards**

Development Standard	District				
	Resort	B-1	B-2	BMX-3	BMX-4

Development Standard		District				
		Resort	B-1	B-2	BMX-3	BMX-4
Minimum lot area (square feet)		15,000 ¹	5,000	5,000	5,000	5,000
Minimum lot width and depth (feet)		70 ¹	50	50	50	50
Yards (feet):	Front	25	10	5 ⁴	10 for dwellings, 5 for other uses ⁴	5 ^{4,5}
	Side and rear	20 ²	0 ³	0 ³	5 ² for detached dwellings, 10 for multifamily dwellings, 0 ³ for other uses	0 ³
Maximum building area (percent of zoning lot)		50	not regulated			
Maximum density (FAR) resort district only		Lot area (sq. ft.)		FAR calculation		
		Less than 10,000		FAR = (.00006 x lot area) + 0.4		
		10,000 - 30,000		FAR = (.00002 x lot area) + 0.8		
		Over 30,000		FAR = 1.4		
Maximum density (FAR) for other districts		see above	1.0	2.5	2.5	4.0
Open space bonus	Available	No		Yes see Sec. 21-3.110-1(c)	Yes see Sec. 21-3.120-2(c)	
	Max FAR	n/a	n/a	3.5	3.5	7.5
Maximum height (feet)		per zoning map	40	per zoning map	per zoning map	per zoning map, see Sec. 21-3.120-1 for additional height
Height setbacks		per Sec. 21-3.100-1(c)	per Sec. 21-3.110-1(c)		per Sec. 21-3.120-2(c)	

¹There shall be no minimum lot area, width or depth for off-site parking facilities.

²For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

³Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering

requirements.

⁴Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district (see Figure 21-3.6).

⁵Five feet for structures up to 12 feet in height, provided that where the adjacent street is greater than 50 feet in width, an area of open space or an arcade, equivalent to the required yard area may be provided elsewhere on the zoning lot (see Figure 21-3.8).

n/a = Not applicable

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-3.130 Industrial districts--Purpose and intent.

- (a) The purpose of the industrial districts is to recognize the importance of industrial uses to the welfare of city residents by providing areas for industrial uses without undue competition from other uses and ensuring compatibility with nonindustrial areas. Typical uses include manufacturing, refining, sorting, processing and storage of materials and products. Limited business activities that directly support the industrial uses or those employed by industries therein are permitted in these districts.
- (b) Heavy industrial uses such as refining of petroleum and manufacturing of explosives will only be allowed under certain conditions and in areas well away from other districts.
- (c) To minimize potential adverse impacts on property and persons in the same or neighboring districts, standards are established for the more noxious uses permitted in these districts.
- (d) The intent of the I-1 limited industrial district is to provide areas for some of the industrial employment and service needs of rural and suburban communities. It is intended to accommodate light manufacturing, including handcrafted goods as well as "high technology industries" such as telecommunications, computer parts manufacturing, and research and development. Uses in this district are limited to those which have few environmental impacts and those which complement the development scale of communities they would serve.
- (e) The intent of the I-2 intensive industrial district is to set aside areas for the full range of industrial uses necessary to support the city. It is intended for areas with necessary supporting public infrastructure, near major transportation systems and with other locational characteristics necessary to support industrial centers. It shall be located in areas away from residential communities where certain heavy industrial uses would be allowed.
- (f) The intent of the I-3 waterfront industrial district is to set apart and protect areas considered vital to the performance of port functions and to their efficient operation. It is the intent to permit a full range of facilities necessary for successful and efficient performance of port functions. It is intended to exclude uses which are not only inappropriate but which could locate elsewhere.

(Added by Ord. 99-12)

Sec. 21-3.130-1 Industrial uses and development standards.

- (a) Within the industrial districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the industrial districts, development standards shall be as enumerated in Table 21-3.5.
- (c) Additional Development Standards.
 - (1) Transitional Height Setbacks. Where a zoning lot adjoins a zoning lot in a residential, apartment, apartment mixed use or resort district, the residential, apartment, apartment mixed use or resort district height setbacks shall be applicable at the buildable area boundary line on the side of the industrial zoning lot (see Figure 21-3.5).
 - (2) Street Setbacks. In the I-2 and I-3 districts, on zoning lots adjacent to a street, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of the street (see Figure 21-3.7).

(Added by Ord. 99-12)

Sec. 21-3.140 Industrial-commercial mixed use district--Purpose and intent.

- (a) The purpose of the industrial-commercial mixed use district is to allow mixing of some industrial uses with

other uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. To a limited extent, some residential uses shall be permitted.

- (b) This district is intended to promote and maintain a viable mix of light industrial and commercial uses. (Added by Ord. 99-12)

Sec. 21-3.140-1 Industrial-commercial mixed use district uses and development standards.

- (a) Within the industrial-commercial mixed use district, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the industrial-commercial mixed use district, development standards shall be as enumerated in Table 21-3.5.
- (c) Additional Development Standards.
 - (1) Density. For purposes of this subdivision, uses marked by a superscript ² in Table 21-3 shall be considered "commercial uses." The maximum FAR for a zoning lot shall be as follows:

Provided the following minimum FAR, in aggregate, of the total floor area on the zoning lot is devoted to permitted "noncommercial" principal uses

Maximum FAR

1.5	0.00
2.0	0.5
2.5	0.75

Except a maximum 2.5 FAR with no limit for floor area devoted to commercial uses shall be applicable to zoning lots of 10,000 square feet or less in areas that were of record on June 14, 1993, or to zoning lots within any technology park so designated in Chapter 24 for which there has been recorded a unilateral agreement pursuant to Section 21-2.70, which includes limitations on the permitted uses in the technology park.

- (2) Transitional Height Setbacks.
 - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the IMX-1 zoning lot (see Figure 21-3.5).
 - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3, or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the IMX-1 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).
- (3) Street Setbacks. On zoning lots adjacent to a street, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of the street (see Figure 21-3.7).

(Added by Ord. 99-12)

**Table 21-3.5
Industrial and Industrial Mixed Use Districts
Development Standards**

Development Standard	District				
	I-1	I-2	I-3	IMX-1	
Minimum lot area (square feet)	7,500	7,500	7,500	5,000	
Minimum lot width and depth (feet)	60	60	60	50	
Yards (feet):	Front ¹	10	5	0	5
	Side and rear	0 ²	0 ²	0 ²	0 ³
Maximum building area (percent of zoning lot)	80 However, the building area may be increased to include all of the buildable area of the zoning lot provided all structures beyond the designated 80 percent building area shall: <ol style="list-style-type: none"> Provide a minimum clear interior height of 18 feet; Contain no interior walls, except for those between a permitted use and a special accessory office; and Provide a minimum distance of 40 feet between interior columns and other structural features 				
Maximum density (FAR)	1.0	2.5	2.5	1.5 - 2.5 see Sec. 21-3.140-1(c)	
Maximum height (feet)	40	per zoning map			
Height setbacks	per Sec. 21-3.130-1(c)			per Sec. 21-3.140-1(c)	

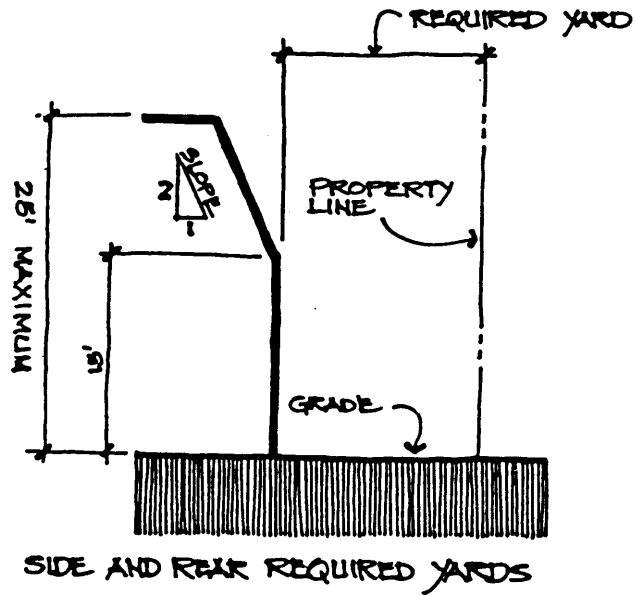
¹Except for necessary access drives and walkways, all front yards shall be landscaped. Where a zoning lot adjoins a residential, apartment, apartment mixed use or resort district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district (see Figure 21-3.6).

²Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, apartment mixed use or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district. In the I-3 district only, this yard shall be not less than 15 feet. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.

³Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, apartment mixed use or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

(Added by Ord. 99-12; Am. Ord. 03-37)

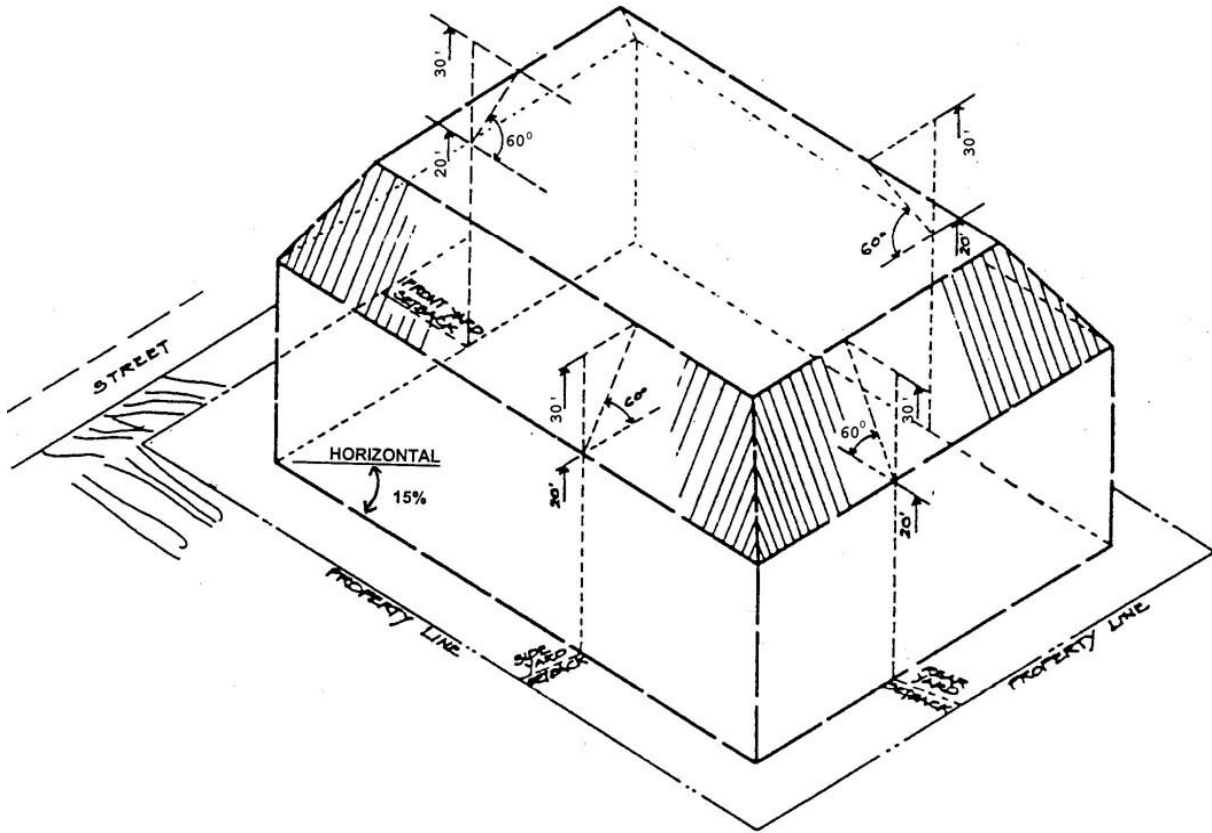
Figure 21-3.1
HEIGHT SETBACKS (P-2, AGRICULTURAL
AND COUNTRY DISTRICTS)



(Added by Ord. 99-12)

Figure 21-3.2

HEIGHTS ON SLOPING LOTS
(COUNTRY DISTRICT)



(Added by Ord. 03-37)

Figure 21-3.3
A-2, A-3, AMX-2, AMX-3
DISTRICT HEIGHT SETBACK

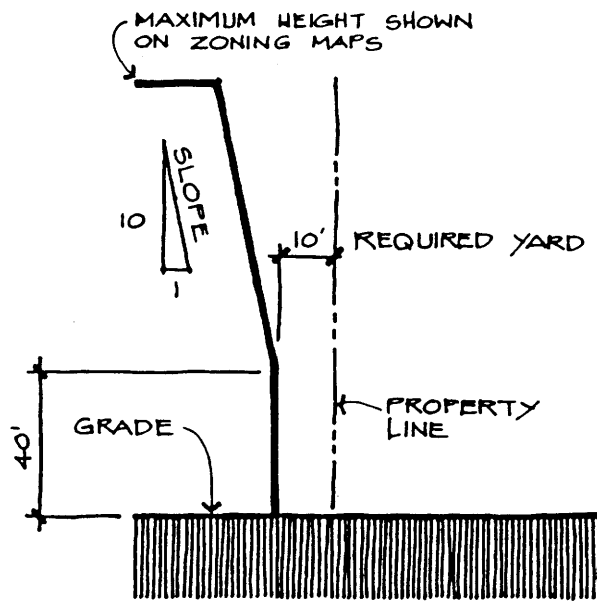


Figure 21-3.4
RESORT DISTRICT HEIGHT SETBACK

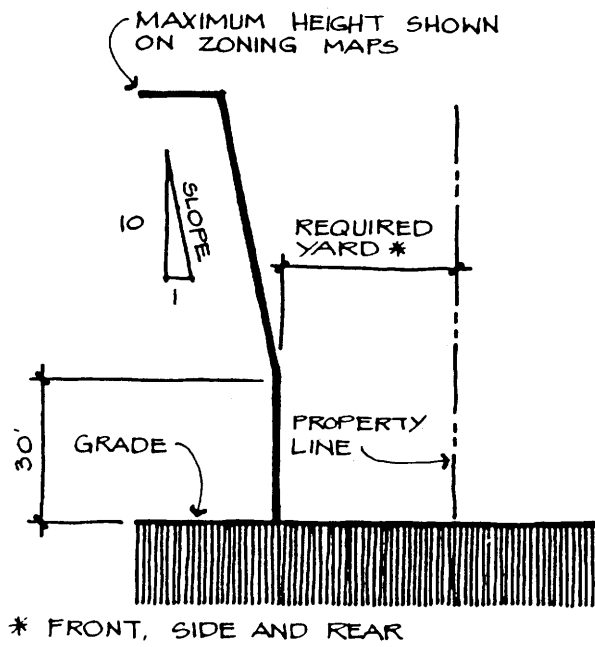


Figure 21-3.5

TRANSITIONAL HEIGHTS (BUSINESS, BMX, IMX AND ALL INDUSTRIAL DISTRICTS)

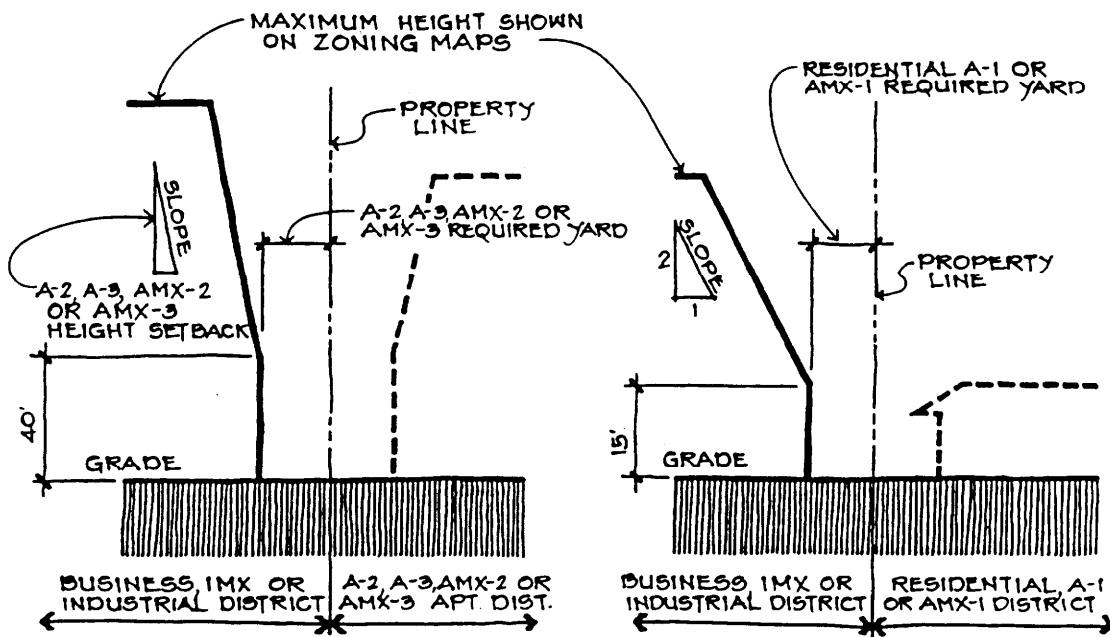


Figure 21-3.6

FRONT YARDS (B-2, BMX-3, BMX-4,
IMX AND ALL INDUSTRIAL DISTRICTS)

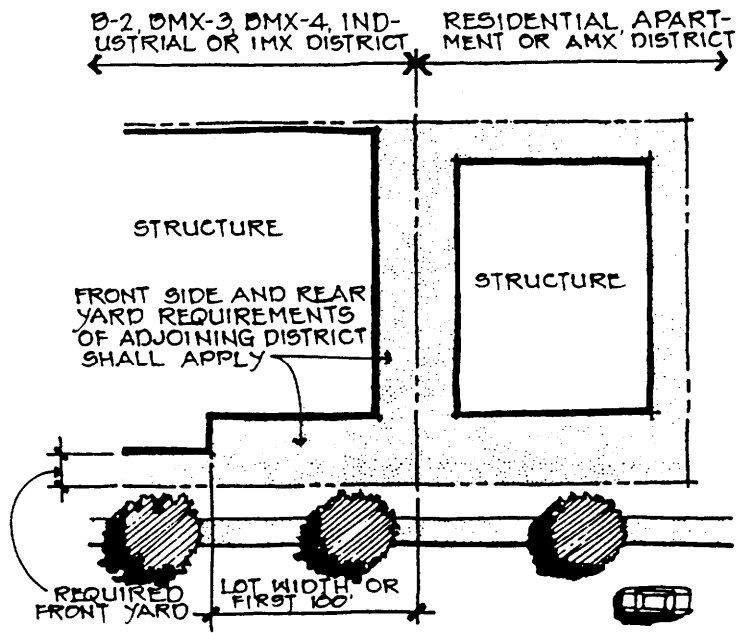


Figure 21-3.7
STREET SETBACKS (B-2, BMX-3,
I-2, I-3 AND IMX DISTRICTS)

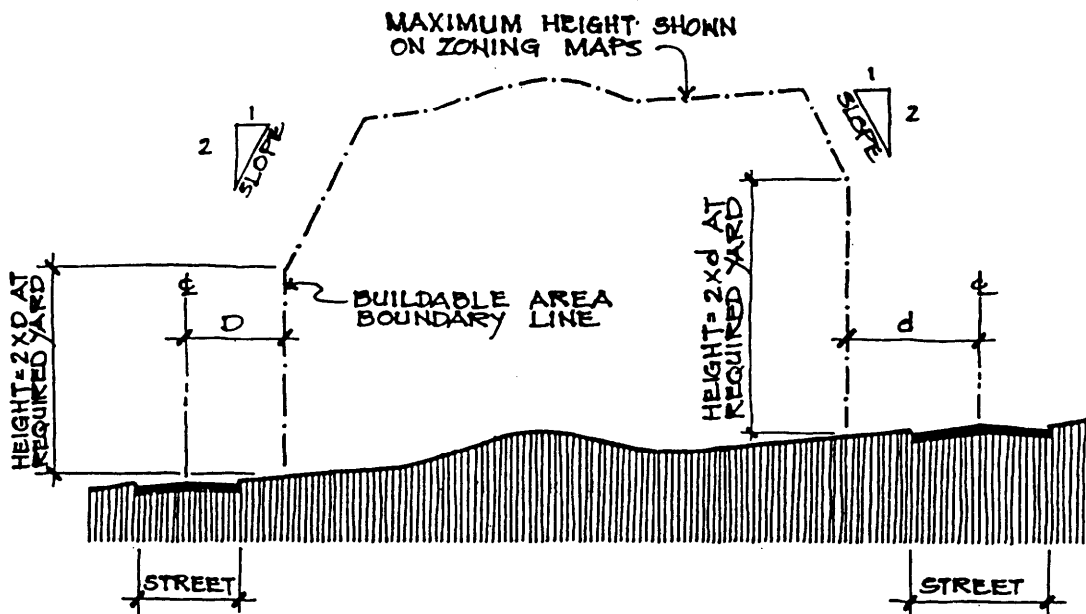


Figure 21-3.8
FRONT YARD
BMX-4 DISTRICT

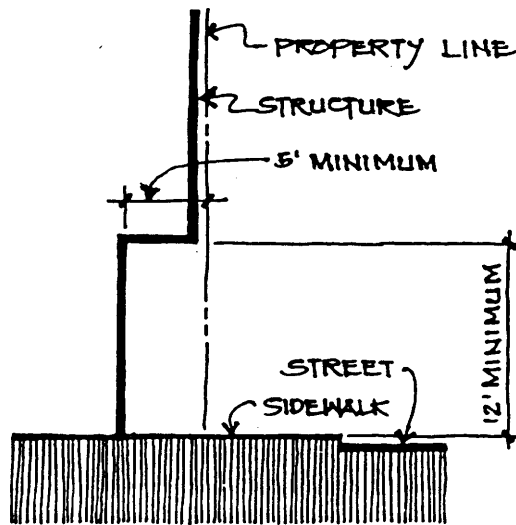
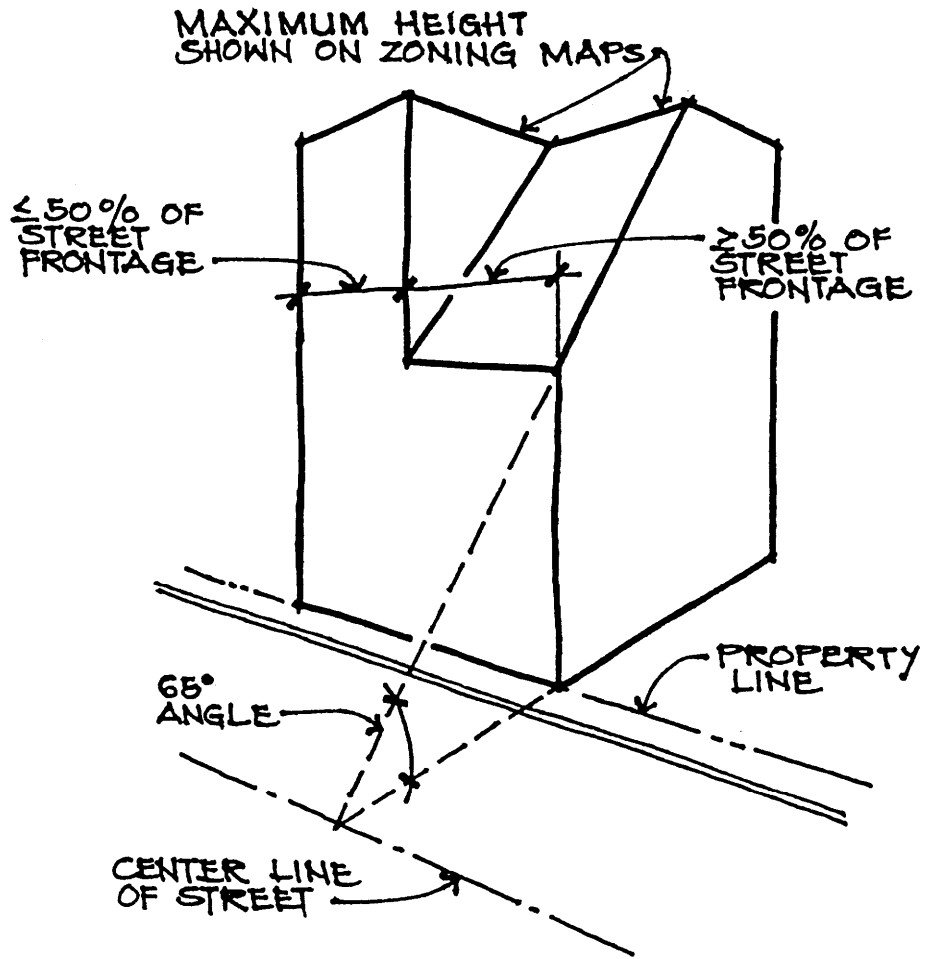
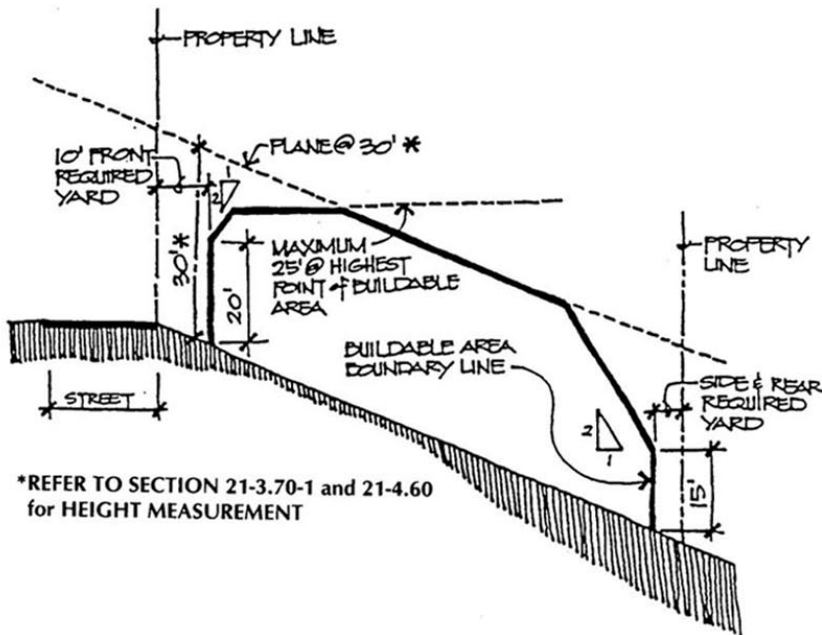
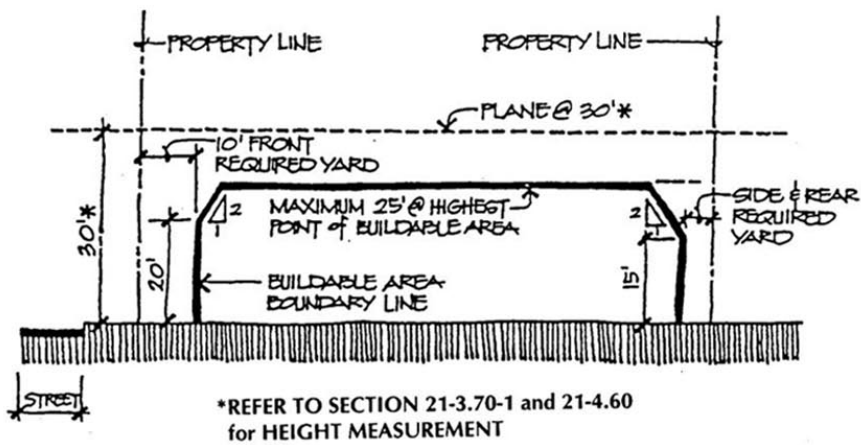


Figure 21-3.9
65 DEGREE ANGLE HEIGHT
LIMIT (BMX-4 DISTRICT)



(Added by Ord. 99-12)

Figure 21-3.10
HEIGHT MEASUREMENT IN
RESIDENTIAL DISTRICTS



(Added by Ord. 03-37)

Article 4. General Development Standards

Sections:

- 21-4.10 General development regulations--Purpose and intent.
- 21-4.20 Flag lots.
- 21-4.30 Yards and street setbacks.
- 21-4.40 Retaining walls.
- 21-4.50 Lots in two zoning districts.
- 21-4.60 Heights.
- 21-4.70 Landscaping and screening.
- 21-4.70-1 Screening wall or buffering.
- 21-4.80 Noise regulations.
- 21-4.90 Sunlight reflection regulations.
- 21-4.100 Outdoor lighting.
- 21-4.110 Nonconformities.
- 21-4.110-1 Nonconforming use certificates for transient vacation units.
- 21-4.110-2 Bed and breakfast homes—Nonconforming use certificates.

Figures:

- 21-4.1 Flag Lot.
- 21-4.2(A) Retaining Walls.
- 21-4.2(B) Retaining Walls.
- 21-4.3 Height Measurement.
- 21-4.4 Parking Lot Landscaping.

Sec. 21-4.10 General development regulations--Purpose and intent.

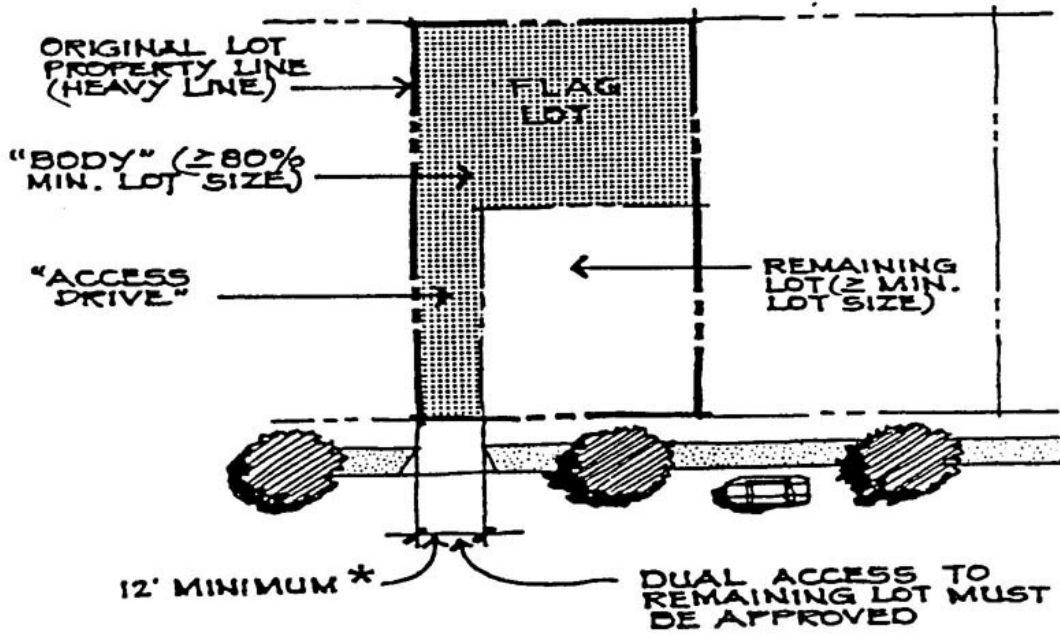
- (a) It is the purpose of this article to establish reasonable standards relating to land development which are generally applicable to any use or site, irrespective of the zoning district in which it is located.
- (b) It is the intent that where these regulations conflict with Article 8, "Optional development regulations," or Article 9, "Special district regulations," the optional development or special district regulations shall take precedence.

(Added by Ord. 99-12)

Sec. 21-4.20 Flag lots.

- (a) Flag lots are permitted when a parcel lacks sufficient street frontage for more than one lot or parcel. This parcel may be subdivided to create a flag lot, provided that the access drive for the flag lot shall be the sole access for only one lot and shall have a minimum width of 12 feet. The director may allow dual access of an access drive after consultation with the director of transportation services (see Figure 21-4.1).

Figure 21-4.1
FLAG LOT



* REFER TO SECTION 21-2.140-1

(Added by Ord. 03-37)

- (b) The lot area excluding the access drive used for ingress and egress shall be not less than 80 percent of the minimum lot area required for the zoning district. The total lot area shall meet the minimum lot area standard for the zoning district.
- (c) The lot width and lot depth of the flag lot shall be not less than the required minimum lot width and depth of the underlying zoning district, with the lesser dimension qualifying as lot width. Dimensions shall be measured as average horizontal distances between property lines, with the lot width being measured at right angles to lot depth.
- (d) The location of the access drive shall be subject to the approval of the director.
- (e) The finish grade of any portion of the access drive shall not exceed 19 percent, with provisions for horizontal and vertical curves for adequate vehicular access. The director may allow a steeper grade when necessary because of topography, subdivision lot arrangement and design. In granting a steeper grade, the director shall consult with the fire department for their consideration and recommendation, and the director may impose conditions including but not limited to installation of fencing, walls and safety barriers. Whenever the finish grade exceeds 12 percent, a reinforced concrete pavement shall be installed. An alternative roadway pavement may be installed on approval of the director.
- (f) The minimum yards for a flag lot shall be the minimum side yard required of a zoning lot in the applicable zoning district.

(Added by Ord. 99-12)

Sec. 21-4.30 Yards and street setbacks.

- (a) No business, merchandising displays, uses, structures or umbrellas, shall be located or carried on within any required yard or street setback except for the following:
 - (1) Public utility poles.
 - (2) Customary yard accessories, such as clotheslines and their supports; unroofed trash enclosures not to exceed six feet in height; and bollards.
 - (3) Structures for newspaper sales and distribution.
 - (4) Fences and retaining walls as provided in subsection (c) and Section 21-4.40.
 - (5) Hawaiian Electric transformers, backflow preventers, and other similar public utility equipment.
 - (6) Signs, other than ground signs, or as restricted by special district provisions.
 - (7) Bicycle parking, including a fixed bicycle rack for parking and locking bicycles.
 - (8) The following equipment, not to exceed four feet in height, may extend a maximum of 30 inches into the side or rear yard setbacks only:
 - (A) Freestanding air conditioning equipment meeting the following standards:
 - (i) The unit shall not exceed allowable decibel levels established pursuant to law.
 - (ii) The minimum Seasonal Energy Efficiency Ratio (SEER) shall be:
 - (aa) 12 for units of three tons or less; and
 - (bb) 16 for units exceeding three tons and not exceeding five tons.
 - (B) Other minor mechanical and electrical apparatus.
 - (9) Other structures not more than 30 inches in height.
- (b) Roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters and other architectural embellishments or appendages, and minor mechanical and electrical apparatus with no more than a 30-inch vertical thickness may project into required yards and height setbacks as follows:

Required Yard	Projection
Less than or equal to 10 feet	30 inches
Greater than 10 but less than or equal to 20 feet	36 inches
Greater than 20 feet	42 inches

Exterior balconies, chimneys, lanais, porte cocheres, arcades, pergolas or covered passageways are not permitted within required yards.

- (c) Other than retaining walls, walls and fences up to a height of six feet may project into or enclose any part of

a required yard, except that:

- (1) They shall be prohibited in front yards in business, business mixed use, industrial, and industrial-commercial mixed use districts.
 - (2) Walls and fences constructed by public utilities may be up to eight feet in height, and may be topped with security wire to a total height of nine feet.
 - (3) Special district regulations under Article 9 may provide for other restrictions.
 - (4) Fences located on land dedicated for agricultural use pursuant to Section 8-7.3 may be up to ten feet in height.
- (d) Parking and loading shall not be allowed in any required yard, except parking and loading in front and side yards in agricultural, country and residential districts; and as provided under Section 21-6.70, which allows parking spaces to overlap required front and side yards by three feet if wheel stops are installed, and Section 21-6.130(f) which allows loading if replacement open space is provided.

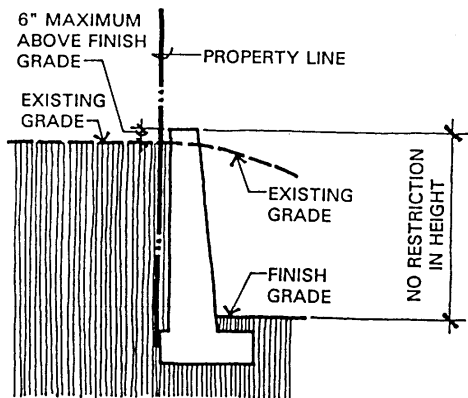
(Added by Ord. 99-12; Am. Ord. 03-37, 10-19, 10-24)

Sec. 21-4.40 Retaining walls.

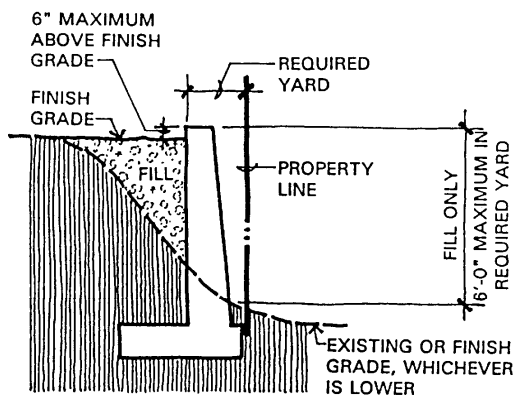
- (a) Retaining walls containing a fill within required yards shall not exceed a height of six feet, measured from existing or finish grade, whichever is lower, to the top of the wall along the exposed face of the wall. Heights of terraced walls or combinations of retaining walls shall be measured combining all walls located in the required yard (see Figures 21-4.2(A) and (B)).
- (b) A retaining wall that protects a cut below the existing grade may be constructed within a required yard, up to the height of the cut. There shall be no height limit for retaining walls which protect a cut, except that a retaining wall which protects a cut and contains fill shall not exceed a total of six feet in height measured from the intersection of the wall and the existing or finish grade, whichever is lower, to the top of the wall along the exposed face of the wall.
- (c) A safety railing may be erected on top of any retaining wall within a required yard. If the safety railing is generally constructed of a different material than the retaining wall, and is open at intervals so as not to be capable of retaining earth, it shall not exceed a height of six feet above the retaining wall.
- (d) Safety railing or fences constructed of the same materials as the retaining wall shall not exceed a total combined height of six feet measured from the finish grade along the exposed face of the wall. Additional fence height of different material not capable of retaining material may be erected, not to exceed a height of six feet measured from the finish grade of the retained material (see Figure 21-4.2(B)).

(Added by Ord. 99-12)

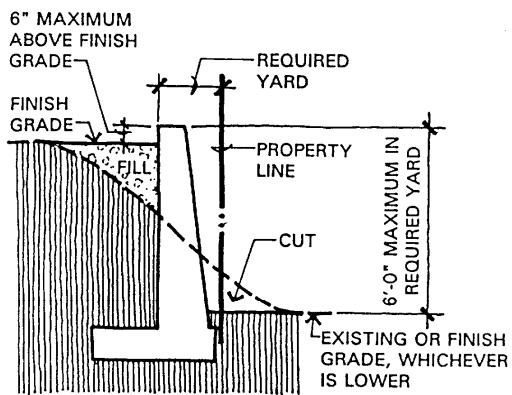
Figure 21-4.2(A)
RETAINING WALLS



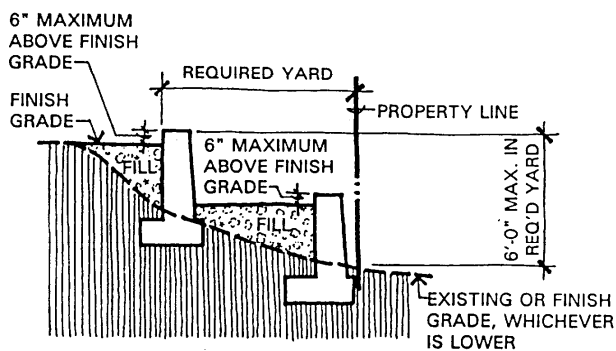
RETAINING WALL PROTECTING A CUT



RETAINING WALL CONTAINING FILL



CUT and FILL RETAINING WALL



TERRACED RETAINING WALLS

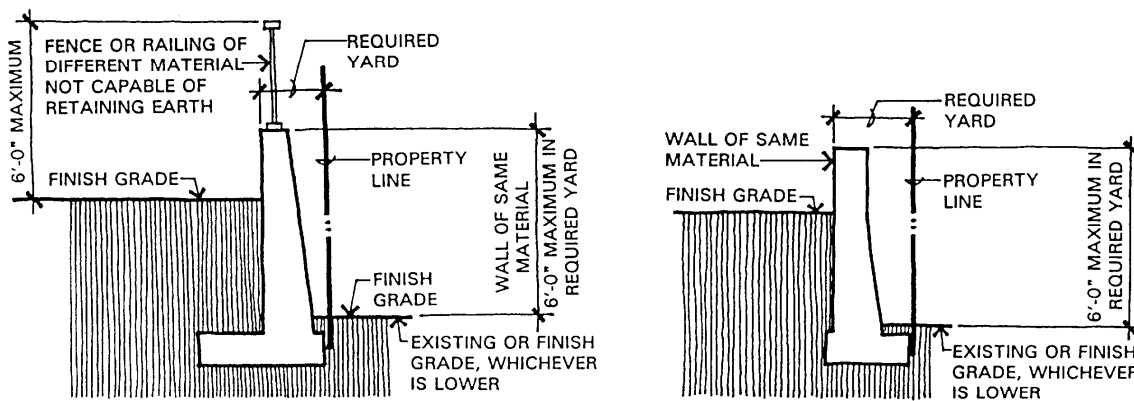
Sec. 21-4.50 Lots in two zoning districts.

The following shall apply to lots within two or more zoning districts or precincts:

- (a) For a use common to the districts or precincts, district or precinct boundary lines may be ignored for the

Figure 21-4.2(B)

RETAINING WALLS



RETAINING WALLS with SAFETY RAILINGS

- purpose of yard and height requirements.
- (b) For uses not common to the districts or precincts, yard and height regulations of each individual district or precinct shall be applicable from the lot lines on the portions of the lot lying within that district or precinct.
- (c) Where a lot lies in two zoning districts and a permitted use is common to both districts, but the floor area ratios differ, the floor area ratios shall be calculated by the following formula, where:

- A = FAR for total parcel in most intense district.
- B = FAR for total parcel in least intense district.
- C = Area of parcel in most intense district.

$$FAR = (A - B) \times \frac{C}{\text{Total Lot Area}} + B$$

(Added by Ord. 99-12)

Sec. 21-4.60 Heights.

- (a) All structures shall fall within a building height envelope at a height specified by this chapter or as specified on the zoning maps. Exceptions are specified under subsection (c), and others may be specified under special districts.
- (b) The building height envelope shall run parallel to existing or finish grade, whichever is lower (see Figure 21-4.3), except where finish grade is higher than existing grade in order to meet city construction standards for driveways, roadways, drainage, sewerage and other infrastructure requirements, or to meet conditions of permits approved under the provisions of this chapter. In these cases, height shall be measured from finish grade.
- (c) The following structures and associated screening shall be exempt from zoning district height limits under the specified restrictions:
 - (1) Vent pipes, fans, roof access stairwells, and structures housing rooftop machinery, such as elevators and air conditioning, not to exceed 18 feet above the governing height limit, except that structures housing rooftop machinery on detached dwellings and duplex units shall not be exempt from zoning district height limits.
 - (2) Chimneys, which may also project into required height setbacks.
 - (3) Safety railings not to exceed 42 inches above the governing height limit.
 - (4) Utility Poles and Antennas. The council finds and declares that there is a significant public interest served in protecting and preserving the aesthetic beauty of the city. Further, the council finds that the indiscriminate and uncontrolled erection, location, and height of antennas can be and are detrimental to the city's appearance and, therefore, image; that this can cause significant damage to the community's sense of well-being, particularly in residential areas, and can further harm the economy of the city with its tourist trade which relies heavily on the city's physical appearance. However, the council also finds that there is a need for additional height for certain types of utility poles and antennas and that there is a clear public interest served by ensuring that those transmissions and receptions providing the public with power and telecommunications services are unobstructed. Therefore, in accord with the health, safety and aesthetic objectives contained in Section 21-1.20, and in view of the particular public interest needs associated with certain types of telecommunications services:
 - (A) Utility poles and broadcasting antennas shall not exceed 500 feet from existing grade.
 - (B) Antennas associated with utility installations shall not exceed 10 feet above the governing height limit, but in residential districts where utility lines are predominantly located underground the governing height limit shall apply.
 - (C) Receive-only antennas shall not exceed the governing height limit, except as provided under Section 21-2.140-1.
 - (5) Spires, flagpoles and smokestacks, not to exceed 350 feet from existing grade.
 - (6) One antenna for an amateur radio station operation per zoning lot, not to exceed 90 feet above existing grade.
 - (7) Wind machines, where permitted, provided that each machine shall be set back from all property lines one foot for each foot of height, measured from the highest vertical extension of the system.
 - (8) Any energy-savings device, including heat pumps and solar collectors, not to exceed five feet above the governing height limit.
 - (9) Construction and improvements in certain flood hazard districts, as specified in Sections 21-9.10-6 and 21-9.10-7.
 - (10) Farm structures in agricultural districts, as specified in Article 3.
- (d) The following structures and associated screening may be placed on top of an existing building which is nonconforming with respect to height, under the specified restrictions:
 - (1) Any energy-savings device, including heat pumps and solar collectors, not to exceed 12 feet above the height of the building.
 - (2) Safety railings not to exceed 42 inches above the height of the building.

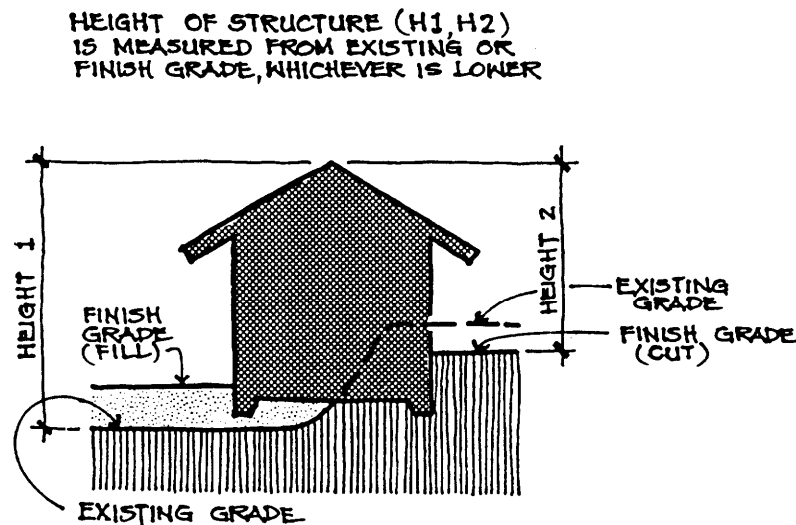
(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-4.70 Landscaping and screening.

Parking lots, automobile service stations, service and loading spaces, trash enclosures, utility substations and rooftop machinery shall be landscaped or screened in all zoning districts as follows:

- (a) Parking lots of five or more spaces and automobile service stations shall provide a minimum five-foot landscape strip adjacent to any adjoining street right-of-way. This five-foot strip shall contain a continuous screening hedge not less than 36 inches in height with plantings no more than 18 inches on center. If the landscape strip is wider than five feet, the hedge may be placed elsewhere in the strip. A minimum 36-inch-high wall or fence may be placed behind the setback line in lieu of a hedge. If a wall or solid fence

**Figure 21-4.3
HEIGHT MEASUREMENT**



is erected, either a vine or shrub shall be planted at the base of the wall or solid fence on the side fronting the property line. One canopy form tree a minimum of two-inch caliper shall be planted in the landscape strip for each 50 feet or major fraction of adjacent lineal street frontage.

- (b) To provide shade in open parking lots and minimize visibility of paved surfaces, parking lots with more than 10 parking stalls shall provide one canopy form tree a minimum of two-inch caliper for every six parking stalls or major fraction thereof, or one canopy form tree of six-inch caliper or more for every 12 parking stalls or major fraction thereof. Each tree shall be located in a planting area and/or tree well no less than nine square feet in area. If wheel stops are provided, continuous planting areas with low ground cover, and tree wells with trees centered at the corner of parking stalls may be located within the three-foot overhang space of parking stalls. Hedges and other landscape elements, including planter boxes over six inches in height, are not permitted within the overhang space of the parking stalls. Trees shall be sited so as to evenly distribute shade throughout the parking lot (see Figure 21-4.4).
- (c) Parking structures with open or partially open perimeter walls which are adjacent to zoning lots with side or rear yard requirements shall meet the following requirements:
 - (1) An 18-inch landscaping strip along the abutting property line shall be provided. This strip shall consist of landscaping a minimum of 42 inches in height. A solid wall 42 inches in height may be substituted for this requirement.
 - (2) A minimum two-inch caliper tree shall be planted for every 50 linear feet of building length, abutting a required yard.
 - (3) Each parking deck along the abutting property line shall have a perimeter wall at least two feet in

height to screen vehicular lights otherwise cast onto adjacent property.

- (d) All outdoor trash storage areas, except those for one-family or two-family dwelling use, shall be screened on a minimum of three sides by a wall or hedge at least six feet in height. The wall shall be painted, surfaced or otherwise treated to blend with the development it serves.
- (e) All service areas and loading spaces shall be screened from adjoining lots in country, residential, apartment and apartment mixed use districts by a wall six feet in height.
- (f) Within country, residential, apartment, apartment mixed use and resort districts, utility substations, other than individual transformers, shall be enclosed by a solid wall or a fence with a screening hedge a minimum of five feet in height, except for necessary openings for access. Transformer vaults for underground utilities and similar uses shall be enclosed by a landscape hedge, except for access openings.

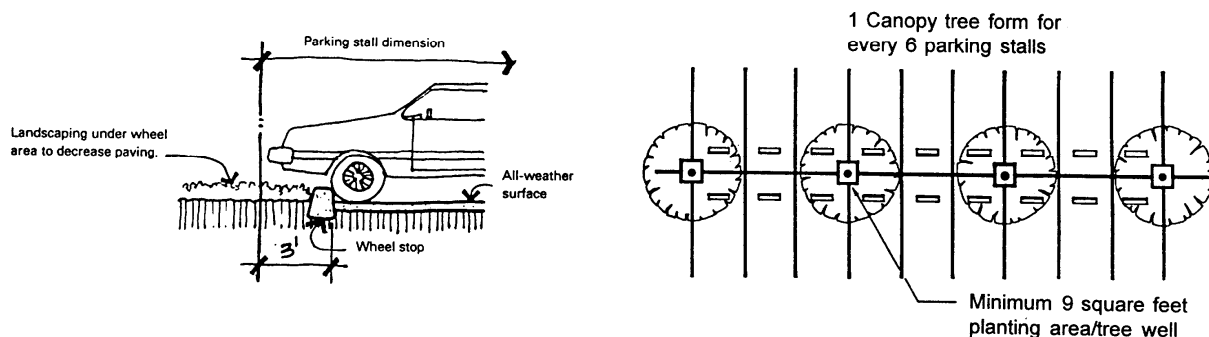
- (g) All plant material and landscaping shall be provided with a permanent irrigation system.
- (h) All rooftop machinery and equipment, except for solar panels, antennas, plumbing vent pipes, ventilators and guardrails, shall be screened from view from all directions, including from above, provided that screening from above shall not be required for any machinery or equipment whose function would be impaired by such screening. Rooftop machinery and equipment in the strictly industrial districts and on structures or portions of structures less than 150 feet in height shall be exempt from this subsection.

(Added by Ord. 99-12)

Sec. 21-4.70-1 Screening wall or buffering.

- (a) Any use located in the I-1, I-2 or I-3 district shall be screened from any adjacent zoning lot in a residential, apartment, apartment mixed use, or resort district, by a solid wall six feet in height erected and maintained along side and rear property lines. Such walls shall not project beyond the rear line of an adjacent front

**Figure 21-4.4
PARKING LOT LANDSCAPING**



- yard in the residential, apartment, apartment mixed use, or resort district. In addition, a five-foot-wide landscaping strip shall be provided along the outside of the solid wall.
- (b) Any use located in the IMX-1 district shall be screened from any adjacent zoning lot in a residential, apartment, apartment mixed use, or resort district, by a landscaped area not less than five feet in width along side and rear property lines. Such landscaped area shall contain a screening hedge not less than 42 inches in height. The requirements of this subsection (b) shall not apply to necessary drives and walkways, nor to any meeting facility, day care facility, group living facility, or other use governed by subsection (d).
 - (c) Any use located in the B-1, B-2 or BMX-4 district, and any use located in the BMX-3 district except detached dwellings and multifamily dwellings, shall be screened from any adjacent zoning lot in a residential, apartment, or apartment mixed use district, by a landscaped area not less than five feet in width along side and rear property lines. Such landscaped area shall contain a screening hedge not less than 42 inches in height. The requirements of this subsection (c) shall not apply to necessary drives and walkways, nor to any meeting facility, day care facility, group living facility, or other use governed by subsection (d).
 - (d) Any meeting facility, day care facility, group living facility, parking facility, commercial, industrial, or similar use, located in any district other than those already addressed under subsections (a), (b) and (c), shall be screened from any adjacent zoning lot in a country, residential, apartment, apartment mixed use, or resort district by:
 - (1) A solid wall or fence, excepting chain link, six feet in height; or
 - (2) An equivalent landscape buffer such as a six-foot-high screening hedge.
 Such solid wall or fence, or equivalent landscape buffer, shall be erected and maintained along the common

- property line. The director may modify the requirements of this subsection (d) if warranted by topography.
- (e) This section shall not preclude a public utility from constructing a wall or fence exceeding six feet in height pursuant to Section 21-4.30(c)(2).
- (Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-4.80 Noise regulations.

For any commercial or industrial development, no public address system or other devices for reproduction or amplifying voices or music, except as described for drive-thru facilities in Section 21-5.190 shall be mounted outside any structure on any lot which is adjacent to any lot in a country, residential, apartment, apartment mixed use, or resort zoning district.

(Added by Ord. 99-12)

Sec. 21-4.90 Sunlight reflection regulations.

No building wall shall contain a reflective surface for more than 30 percent of that wall's surface area.

(Added by Ord. 99-12)

Sec. 21-4.100 Outdoor lighting.

For any commercial, industrial, or outdoor recreational development, lighting shall be shielded with full cut-off fixtures to eliminate direct illumination to any adjacent country, residential, apartment, apartment mixed use, or resort zoning district. (Added by Ord. 99-12)

Sec. 21-4.110 Nonconformities.

Constraints are placed on nonconformities to facilitate eventual conformity with the provisions of this chapter. In other than criminal proceedings, the owner, occupant or user shall bear the burden to prove that a lot, a structure, a use, a dwelling unit, or parking or loading was legally established as it now exists. Nonconforming lots, structures, uses, dwelling units, commercial use density, and parking and loading may be continued, subject to the following provisions:

- (a) Nonconforming Lots.
- (1) A nonconforming lot shall not be reduced in area, width or depth, except by government action to further the public health, safety or welfare.
 - (2) Any conforming structure or use may be constructed, enlarged, extended or moved on a nonconforming lot as long as all other requirements of this chapter are met.
- (b) Nonconforming Structures.
- (1) If that portion of a structure which is nonconforming is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.
 - (A) Notwithstanding the foregoing provision, a nonconforming structure devoted to a conforming use which contains multifamily dwelling units owned by owners under the authority of HRS Chapter 514A, 514B or 421H, or units owned by a "cooperative housing corporation" as defined in HRS Section 421I-1, whether or not the structure is located in a special district, and which is destroyed by accidental means, including destruction by fire, hurricane, other calamity, or act of God, may be restored to its former condition, provided that such restoration is permitted by the building code and flood hazard regulations and is started within two years.
 - (B) The burden of proof to establish that the destruction of a structure was due to accidental means as described above and that the structure was legally nonconforming shall be on the owner.
 - (C) Except as otherwise provided in this section, no nonconforming structure that is voluntarily razed or required by law to be razed by the owner thereof may thereafter be restored except in full conformity with the provisions of this chapter.
 - (2) If a nonconforming structure is moved, it shall conform to the provisions of this chapter.
 - (3) Any nonconforming structure may be repaired, expanded or altered in any manner which does not increase its nonconformity.

- (4) Improvements on private property, which become nonconforming through the exercise of government's power of eminent domain, may obtain waivers from the provisions of this subsection, as provided by Section 21-2.130.
 - (5) Nonconforming commercial use density shall be regulated under the provisions of this subsection. For purposes of this section, "nonconforming commercial use density" means a structure which is nonconforming by virtue of the previously lawful mixture of commercial uses on a zoning lot affected by commercial use density requirements in excess of:
 - (A) The maximum FAR permitted for commercial uses; or
 - (B) The maximum percentage of total floor area permitted for commercial uses.
- (c) **Nonconforming Uses.**
 Strict limits are placed on nonconforming uses to discourage the perpetuation of these uses, and thus facilitate the timely conversion to conforming uses.
- (1) A nonconforming use shall not extend to any part of the structure or lot which was not arranged or designed for such use at the time of adoption of the provisions of this chapter or subsequent amendment; nor shall the nonconforming use be expanded in any manner, or the hours of operation increased. Notwithstanding the foregoing, a recreational use that is accessory to the nonconforming use may be expanded or extended if the following conditions are met:
 - (A) The recreational accessory use will be expanded or extended to a structure in which a permitted use also is being conducted, whether that structure is on the same lot or an adjacent lot; and
 - (B) The recreational accessory use is accessory to both the permitted use and the nonconforming use.
 - (2) Any nonconforming use that is discontinued for any reason for 12 consecutive months, or for 18 months during any three-year period, shall not be resumed; however, a temporary cessation of the nonconforming use for purposes of ordinary repairs for a period not exceeding 120 days during any 12-month period shall not be considered a discontinuation.
 - (3) Work may be done on any structure devoted in whole or in part to any nonconforming use, provided that work on the nonconforming use portion shall be limited to ordinary repairs. For purposes of this subsection, ordinary repairs shall only be construed to include the following:
 - (A) The repair or replacement of existing walls, floors, roofs, fixtures, wiring or plumbing; or
 - (B) May include work required to comply with city, state, or federal mandates such as, but not limited to, the Americans with Disabilities Act (ADA) or the National Environmental Protection Act (NEPA); or
 - (C) May include interior and exterior alterations, provided that there is no physical expansion of the nonconforming use or intensification of the use.

Further, ordinary repairs shall not exceed 10 percent of the current replacement cost of the structure within a 12-month period, and the floor area of the structure, as it existed on October 22, 1986, or on the date of any subsequent amendment to this chapter pursuant to which a lawful use became nonconforming, shall not be increased.
 - (4) Any nonconforming use may be changed to another nonconforming use subject to the prior approval of the director, provided that:
 - (A) The change in use may be made only if any adverse effects on neighboring occupants and properties will not be greater than if the original nonconforming use continued; and
 - (B) The director may impose conditions on the change in nonconforming use necessary or appropriate to minimize impact and/or prevent greater adverse effects related to a proposed change in use.

Other than as provided as "ordinary repairs" under subdivision (3), improvements intended to accommodate a change in nonconforming use or tenant shall not be permitted.
 - (5) Any action taken by an owner, lessee, or authorized operator which reduces the negative effects associated with the operation of a nonconforming use -- such as, but not limited to, reducing hours of operation or exterior lighting intensity -- shall not be reversed.
- (d) **Nonconforming Dwelling Units.**

With the exception of ohana dwelling units, which are subject to the provisions of Section 21-2.140-1(i), nonconforming dwelling units are subject to the following provisions:

- (1) A nonconforming dwelling unit may be altered, enlarged, repaired, extended or moved, provided that all other provisions of this chapter are met, except the requirements of Section 21-8.30.
- (2) If a nonconforming dwelling unit is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed.
- (3) When detached dwellings constructed on a zoning lot prior to January 1, 1950 exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units.

(e) **Nonconforming Parking and Loading.**

Nonconforming parking and loading may be continued, subject to the following provisions:

- (1) If there is a change in use to a use with a higher parking or loading standard, the new use shall meet the off-street parking and loading requirements established in Article 6.
- (2) Any use that adds floor area shall provide off-street parking and loading for the addition as required by Article 6. Expansion of an individual dwelling unit that results in a total floor area of no more than 2,500 square feet shall be exempt from this requirement.
- (3) (A) When nonconforming parking or loading is reconfigured, the reconfiguration shall meet current requirements for arrangement of parking spaces, dimensions, aisles, and, if applicable, ratio of compact to standard stalls, except as provided in paragraph (B). If, as a result of the reconfiguration, the number of spaces is increased by five or more, landscaping shall be provided as required in Section 21-4.70 based on the number of added stalls, not on the entire parking area.
(B) Parking lots and other uses and structures with an approved parking plan on file with the department prior to the effective date of this ordinance, and which include compact parking spaces as approved in the plan, may retain up to the existing number of compact spaces when parking is reconfigured.

(Added by Ord. 99-12; Am. Ord. 03-37, 06-15, 10-19)

Sec. 21-4.110-1 Nonconforming use certificates for transient vacation units.

- (a) The purpose of this section is to treat certain transient vacation units which have been in operation since prior to October 22, 1986 as nonconforming uses and to allow them to continue subject to obtaining a nonconforming use certificate as provided by this section.
- (b) The owner, operator, or proprietor of any transient vacation unit which is operating in an area where such use is not expressly permitted by this chapter shall, within nine months of December 28, 1989, establish to the satisfaction of the director that the use was in existence prior to October 22, 1986 and has continued through December 28, 1989, or shall cease its operation. The owner, operator, or proprietor shall have the burden of proof in establishing that the use is nonconforming. Documentation substantiating existence may include records of occupancy or tax documents, such as State of Hawaii general excise tax records, transient accommodations tax records, and federal and/or State of Hawaii income tax returns, for the years 1986 to 1989. Upon a determination that the use was in existence prior to October 22, 1986 and has continued through December 28, 1989, the director shall issue a nonconforming use certificate for the transient vacation unit.
- (c) Failure to obtain a nonconforming use certificate within nine months of December 28, 1989 shall mean that the alleged nonconforming use, as of December 28, 1989, is not a bona fide nonconforming use, and shall not continue as a nonconforming use but shall be treated as an illegal use.
- (d) The owner, operator, or proprietor of any transient vacation unit who has obtained a nonconforming use certificate under this section shall apply to renew the nonconforming use certificate in accordance with the following schedule:
 - (1) between September 1, 2000 and October 15, 2000; then
 - (2) between September 1 and October 15 of every even-numbered year thereafter.

Each application to renew shall include proof that (i) there were in effect a State of Hawaii general excise tax license and transient accommodations tax license for the nonconforming use during each calendar year covered by the nonconforming use certificate being renewed and that there were transient occupancies

(occupancies of less than 30 days apiece) for a total of at least 35 days during each such year and that (ii) there has been no period of 12 consecutive months during the period covered by the nonconforming use certificate being renewed without a transient occupancy. Failure to meet these conditions will result in the denial of the application for renewal of the nonconforming use certificate. The requirement for the 35 days of transient occupancies shall be effective on January 1, 1995 and shall apply to renewal applications submitted on or after January 1, 1996.

- (e) The owner, operator, or proprietor of any transient vacation unit who has obtained a nonconforming use certificate under this section shall display the certificate issued for the current year in a conspicuous place on the premises. In the event that a single address is associated with numerous nonconforming use certificates, a listing of all units at that address holding current certificates may be displayed in a conspicuous common area instead.

(Added by Ord. 99-12)

Sec. 21-4.110-2 Bed and breakfast homes--Nonconforming use certificates.

- (a) The purpose of this section is to prohibit bed and breakfast homes, while permitting certain bed and breakfast homes which have been in operation since prior to December 28, 1989 to continue to operate as nonconforming uses subject to obtaining a nonconforming use certificate as provided by this section.
- (b) The owner, operator, or proprietor of any bed and breakfast home shall, within nine months of December 28, 1989, establish to the satisfaction of the director that the use was in existence as of December 28, 1989, or shall cease its operation. The owner, operator, or proprietor shall have the burden of proof in establishing that the use is nonconforming. Documentation substantiating existence of a bed and breakfast home as of December 28, 1989 may include records of occupancy or tax documents, such as State of Hawaii general excise tax records, transient accommodations tax records, and federal and/or State of Hawaii income tax returns, for the year preceding December 28, 1989. Upon a determination that the use was in existence as of December 28, 1989, the director shall issue a nonconforming use certificate for the bed and breakfast home.
- (c) Failure to obtain a nonconforming use certificate within nine months of December 28, 1989 shall mean that the alleged nonconforming use as of December 28, 1989, is not a bona fide nonconforming use, and shall not continue as a nonconforming use, but shall be treated as an illegal use.
- (d) The owner, operator, or proprietor of any bed and breakfast home who has obtained a nonconforming use certificate under this section shall apply to renew the nonconforming use certificate in accordance with the following schedule:
 - (1) between September 1, 2000 and October 15, 2000; then
 - (2) between September 1 and October 15 of every even-numbered year thereafter.Each application to renew shall include proof that (i) there were in effect a State of Hawaii general excise tax license and transient accommodations tax license for the nonconforming use for each calendar year covered by the nonconforming use certificate being renewed and that there were bed and breakfast occupancies (occupancies of less than 30 days apiece) for a total of at least 28 days during each such year and that (ii) there has been no period of 12 consecutive months during the period covered by the nonconforming use certificate being renewed without a bed and breakfast occupancy. Failure to meet these conditions will result in the denial of the application for renewal of the nonconforming use certificate. The requirement for the 28 days of bed and breakfast occupancies shall be effective on January 1, 1995 and shall apply to renewal applications submitted on or after January 1, 1996.
- (e) Except those bed and breakfast homes which are nonconforming uses, and, after nine months from December 28, 1989, for which a nonconforming use certificate has been issued and renewed, as required, pursuant to this section, bed and breakfast homes are prohibited in all zoning districts. Section 21-5.350 relating to home occupations shall not apply to bed and breakfast homes.
- (f) Those bed and breakfast homes for which a nonconforming use certificate has been issued and renewed, as required, pursuant to this section shall operate pursuant to the following restrictions and standards:
 - (1) Detached dwellings used as bed and breakfast homes shall be occupied by a family and shall not be used as a group living facility. Rooming shall not be permitted in bed and breakfast homes.
 - (2) No more than two guest rooms shall be rented to guests, and the maximum number of guests permitted within the bed and breakfast home at any one time shall be four.

- (3) There shall be no exterior signage that advertises or announces that the dwelling is used as a bed and breakfast home.
 - (4) One off-street parking space shall be provided for each guest room, in addition to the required spaces for the dwelling unit.
 - (g) The owner, operator, or proprietor of any bed and breakfast home who has obtained a nonconforming use certificate under this section shall display the certificate issued for the current year in a conspicuous place on the premises.
- (Added by Ord. 99-12)

Article 5. Specific Use Development Standards

Sections:

21-5.10	Purpose and intent.
21-5.10A	Agribusiness activities.
21-5.20	Agricultural products processing, major and minor.
21-5.30	Amusement and recreation facilities--Indoor.
21-5.40	Amusement facilities--Outdoor.
21-5.50	Antennas.
21-5.60	Automobile service stations.
21-5.70	Bars, nightclubs, taverns and cabarets.
21-5.80	Base yards.
21-5. __	Biofuel processing facilities.
21-5.90	Car washing establishments.
21-5.100	Cemeteries and columbaria.
21-5.110	Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.
21-5.120	Centralized mail and package handling facilities.
21-5.130	Commercial parking lots and garages.
21-5.140	Composting, major and minor.
21-5.150	Consulates.
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21-5.170	Dance or music schools.
21-5.180	Day-care facilities.
21-5.190	Drive-through facilities.
21-5.200	Dwellings for cemetery caretakers.
21-5.210	Dwellings, multifamily.
21-5.220	Dwelling, owners or caretakers, accessory.
21-5.230	Eating establishments.
21-5.240	Explosives and toxic chemical manufacturing, storage and distribution.
21-5.250	Farm dwellings.
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21-5.270	Freight movers.
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21-5.300	Guesthouses, accessory.
21-5.310	Heavy equipment sales and rentals.
21-5.320	Helistops.
21-5.330	Historic structures, use of.
21-5.340	Home improvement centers.
21-5.350	Home occupations.
21-5.360	Hotels.

21-5.370	Off-site joint development of two or more zoning lots.
21-5.380	Joint development of two or more adjacent subdivision lots.
21-5.390	Joint use of parking facilities.
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21-5.500	Petroleum processing.
21-5.500A	Plant nurseries.
21-5.500B	Real estate offices.
21-5.510	Recreational facilities--Outdoor.
21-5.5__	Repair establishments, major.
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21-5.530	Retail, accessory.
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21-5.550	Roomers, accessory.
21-5.560	Sale and service of machinery used in agricultural production.
21-5.570	Salvage, scrap and junk storage and processing.
21-5.580	Sawmills.
21-5.590	Schools--Elementary, intermediate and high.
21-5.600	Schools, language.
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21-5.610A	Special needs housing for the elderly.
21-5.620	Storage and sale of seed, feed, fertilizer and other products essential to agricultural production.
21-5.630	Storage yards.
21-5.640	Time sharing and transient vacation units.
21-5.650	Utility installations.
21-5.660	Vacation cabins.
21-5.670	Veterinary establishments.
21-5.680	Waste disposal and processing.
21-5.690	Wholesaling and distribution outlets.
21-5.700	Wind machines.
21-5.710	Zoos.

Sec. 21-5.10 Purpose and intent.

- (a) The purpose of this article is to set forth all development and design standards for particular uses within this chapter. Refer to Table 21-3 to determine whether a use is allowed as a permitted principal use in a particular zoning district or requires permit approval.
- (b) For the purposes of this article, except as may otherwise be specified herein, any minimum distance requirement from or between uses, facilities and/or zoning districts herein prescribed shall be measured as the shortest straight line distance between zoning lot lines.

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-5.10A Agribusiness activities.

- (a) Except as otherwise specified under principal uses, retail activities in an enclosed structure shall be limited to a structure not exceeding 500 square feet of floor area, and all products for sale therein shall be (i) agricultural products grown on the parcel, (ii) agricultural products grown in the City and County of Honolulu, or (iii) jams, jellies, candies and pickled or dried produce made from those products. A minimum of 50 percent of the floor area of the structure used for the display of products for sale shall display only agricultural products grown on the premises or the aforesaid products made therefrom; and the remainder of the floor area used for display purposes shall display only agricultural products grown in the City and County of Honolulu or the aforesaid products made therefrom.
- (b) A motorized transportation system such as, but not limited to, tramways, trains, and other forms of connected, motorized vehicles used for guided or self-guided tours may be permitted only if in conjunction with and incidental to the existing agricultural operation on the same site.
- (c) One farmer's market for the growers and producers of agricultural products to display and sell agricultural products grown in the City and County of Honolulu shall be permitted on a zoning lot. Jams, jellies, candies, and pickled or dried produce or similar items made from these products also may be included for display or sale.
 - (1) Markets shall operate only during daylight hours and shall not operate on parcels of less than five (5) acres.
 - (2) Structures in the farmer's market may have a wall area, but any wall shall be at least 50 percent open and all structures shall have a rural or rustic appearance.
 - (3) The market shall be on a scale appropriate to the size of the lot and surrounding area, and adequate parking and vehicular access shall be provided as determined by the director.
- (d) As a condition of approval, dedication of a 50 percent or more of the project site, as the director determines is necessary to preserve the purpose and intent of the agricultural districts, for a minimum of 10 years to active agricultural use shall be required by way of an agricultural easement or comparable mechanism acceptable to the director.

(Added by Ord. 02-63)

Sec. 21-5.20 Agricultural products processing, major and minor.

- (a) Major. No major agricultural products processing use shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet.
- (b) Minor. No minor agricultural products processing use shall be located within 50 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district.

(Added by Ord. 99-12)

Sec. 21-5.30 Amusement and recreation facilities--Indoor.

In the P-2 zoning district, the following standards shall apply:

- (a) The use shall be permitted only if in conjunction with and incidental to golf courses and outdoor recreation facilities; and
- (b) The total floor area devoted to the use on the golf course or outdoor recreation facility shall not exceed 1,500 square feet.

(Added by Ord. 99-12)

Sec. 21-5.40 Amusement facilities--Outdoor.

- (a) Traffic lanes shall be provided for adequate ingress and egress to and from the project in accordance with the specifications and approvals of the state department of transportation.
- (b) Off-street parking or storage lanes for waiting patrons of a drive-in theater shall be available to accommodate not less than 30 percent of the vehicular capacity of the theater. However, if at least six entrance lanes are provided, each with a ticket dispenser, then the amount may be reduced to 10 percent of the vehicular capacity.

(c) All structures and major activity areas shall be set back a minimum of 25 feet from adjoining lots in country, residential, apartment or apartment mixed use districts. This requirement may be waived by the director if topography makes such a buffer unnecessary. Additional protection may be required along property lines through the use of landscaping, berms and/or solid walls.

(d) For motorized outdoor amusement facilities, additional noise mitigation measures may be required.
(Added by Ord. 99-12)

Sec. 21-5.50 Antennas.

(a) Broadcasting.

(1) Once a new tower or tower site is approved, additional antennas and accessory uses shall be processed under the minor permit procedures.

(2) All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable, but in no case less than the following:

(A) For TV antenna towers, at least three high-power television antennas and one microwave facility or one low-power television antenna, or two FM antennas and at least one two-way radio antenna for every 10 feet of the tower over 200 feet.

(B) For any other towers, at least one two-way radio antenna for every 10 feet of the tower, or at least one two-way radio antenna for every 20 feet of the tower and at least one microwave facility or low-power TV antenna.

(C) These requirements may be reduced if the Federal Communications Commission provides a written statement that no more licenses for those broadcast frequencies that could use the tower will be available in the foreseeable future. These requirements may also be reduced if the size of the tower required significantly exceeds the size of existing towers in the area and would therefore create an unusually onerous visual impact that would dominate and alter the visual character of the area when compared to the impact of other existing towers.

(3) Freestanding antennas and towers shall be set back from every property line a minimum of one foot for every five feet of antenna or tower height.

(4) Antennas and towers supported by guy wires shall be set back from every property line a minimum of one foot for every one foot of antenna or tower height.

(5) AM broadcast antennas shall be set back a minimum of 500 feet from any country, residential, apartment or apartment mixed use district.

(6) FM and TV antennas shall be set back a minimum of 2,500 feet from any country, residential, apartment or apartment mixed use district.

(7) If it is determined that an antenna is harmful in any way to the health of the surrounding population or if it causes prolonged interference with the public's radio and television reception, the applicant shall be required to correct the situation or discontinue the use and remove the structures at the applicant's expense.

(8) The following shall be submitted as part of any application for a broadcasting antenna:

(A) Where a new tower is being requested, a quantitative description of the additional tower capacity anticipated shall be submitted, including the approximate number and types of antennas. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g., radio frequency interference, mass, height or other characteristics.

(B) Evidence of a lack of space on all existing towers which meet the setback requirements in this section, to locate the proposed antenna and the lack of space on existing tower sites which meet the setback requirements in this section, to construct a tower for the proposed antenna.

(b) Accessory Receive Only.

Accessory receive-only antennas when mounted on the ground shall be screened by walls, earth berms or landscaping a minimum of four feet in height.

(Added by Ord. 99-12)

Sec. 21-5.60 Automobile service stations.

Within the B-1 district only, when a pump island is less than 75 feet from a zoning lot in a country, residential, apartment or apartment mixed use district, hours of operation shall be limited to 6 a.m. to midnight. Automobile service stations not meeting this standard and intended to operate beyond these hours may be permitted under a conditional use permit (minor). (Added by Ord. 99-12)

Sec. 21-5.70 Bars, nightclubs, taverns and cabarets.

- (a) In the B-2, BMX-4, I-1 and IMX-1 zoning districts, no public address system or other devices for reproducing or amplifying voices or music shall be mounted outside any structure on the premises, nor shall any amplified sound be audible beyond any property line affecting a residential, apartment or apartment mixed use zoning district.
- (b) This use is not permitted on any lot which adjoins a parcel in a residential, apartment or apartment mixed use zoning district.

(Added by Ord. 99-12)

Sec. 21-5.80 Base yards.

All repair work shall be performed within an enclosed structure, and the facility shall be subject to the same minimum development standards for a storage yard provided in this article. (Added by Ord. 99-12)

Sec. 21-5. Biofuel processing facilities.

No biofuel processing facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet. (Added by Ord. 10-19)

Sec. 21-5.90 Car washing establishments.

The following standards shall apply to mechanized car washing establishments as principal or accessory uses:

- (a) There shall be no water runoff onto adjacent properties or public rights-of-way;
- (b) The use shall be in a sound-attenuated structure or sound attenuation walls shall be erected and maintained at the property line; and
- (c) The lot shall not adjoin a zoning lot in a residential or apartment district.

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-5.100 Cemeteries and columbaria.

In the AG-2 zoning district the following standards shall apply:

- (a) A certificate of approval must be submitted from the board of water supply, prior to final approval of an application, indicating that there is no danger of contamination of the water supply.
- (b) If a cemetery or columbarium adjoins lots in country, residential, apartment or apartment mixed use districts, there shall be a minimum 50-foot landscaped buffer.

(Added by Ord. 99-12)

Sec. 21-5.110 Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.

In the agricultural and I-1 zoning districts, the following standards shall apply:

- (a) No facility or structure which handles the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets shall be located within 100 feet of any residential, apartment or apartment mixed use zoning district.
- (b) If the facility is within 300 feet of a parcel in a residential, apartment, or apartment mixed use zoning district, there shall be no pickup or drop-off of equipment between the hours of 10 p.m. and 7 a.m.

(Added by Ord. 99-12)

Sec. 21-5.120 Centralized mail and package handling facilities.

- (a) A centralized mail and package handling facility shall not be located within 100 feet of any residential, apartment or apartment mixed use district.
- (b) If the facility is located within 300 feet of any zoning lot in a residential, apartment or apartment mixed use district, there shall be no pickup or drop-off between the hours of 10 p.m. and 7 a.m.
- (c) If the facility adjoins any zoning lot located in a residential, apartment, apartment mixed use or resort district, a six-foot-high solid wall shall be constructed along the common property line; provided that if the facility is located in the industrial-commercial mixed use district, an equivalent landscape buffer may be used in lieu of the wall.

(Added by Ord. 99-12)

Sec. 21-5.130 Commercial parking lots and garages.

In the apartment mixed use zoning district, commercial parking lots and garages shall be set back a minimum of 20 feet from all side and rear property lines which adjoin lots in country, residential, apartment or apartment mixed use zoning districts. (Added by Ord. 99-12)

Sec. 21-5.140 Composting, major and minor.

- (a) Outgoing and incoming materials shall be received or delivered only between the hours of 7 a.m. and 5 p.m.
- (b) All incoming and outgoing loads shall be covered or otherwise managed to prevent material from falling onto the ground while in transport and to mitigate odors.
- (c) Areas on site where composting takes place shall be located at least 50 feet away from all surface water sources.
- (d) No major composting facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort zoning district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet.
- (e) No minor composting facility shall be located within 100 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort zoning district.
- (f) Accessory uses may include, but are not necessarily limited to, packaging and the incidental retailing of finished compost material.
- (g) Compost material shall be covered in such a way that no fugitive material shall leave the site.
- (h) Controls shall be required to manage odors, vectors, and surface and groundwater contamination.

(Added by Ord. 99-12)

Sec. 21-5.150 Consulates.

In the residential zoning districts, consulates shall be set back a minimum of 20 feet from all adjoining residentially zoned lots. (Added by Ord. 99-12)

Sec. 21-5.160 Convenience stores.

- (a) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.
- (b) Drive-through windows or services shall not be allowed.
- (c) Floor area shall be limited to 2,500 square feet.
- (d) Within the B-1 district only, when the principal entrance to a convenience store is less than 75 feet or its parking area is less than 20 feet from a country, residential, apartment or apartment mixed use district, hours of operation shall be limited to 6 a.m. to midnight. Affected convenience stores not meeting this standard and intended to operate beyond these hours may be permitted under a conditional use permit (minor).

(Added by Ord. 99-12)

Sec. 21-5.170 Dance or music schools.

- (a) In the apartment mixed use zoning districts all dance or music schools shall be located in enclosed, sound-attenuated structures and shall limit hours of operation to between 8 a.m. and 10 p.m.
- (b) In the resort zoning district, dance or music schools shall be permitted only if they promote a Hawaiian

sense of place.
(Added by Ord. 99-12)

Sec. 21-5.180 Day-care facilities.

In the AG-2, country, residential, apartment and apartment mixed use zoning districts, the following standards shall apply:

- (a) All common activity areas, such as playgrounds, tot lots, play courts and similar facilities, identified on the site plan shall be set back a minimum of 15 feet from adjoining lots in country, residential, apartment or apartment mixed use districts, unless a six-foot-high solid wall is provided as a buffer. This requirement may be waived by the director if topography or landscaping makes such a buffer unnecessary.
- (b) All day-care facilities shall be located with access to a street or right-of-way of minimum access width as determined by the appropriate agencies.
- (c) Facilities with a design capacity exceeding 25 care recipients shall provide an on-site pickup and drop-off area equivalent to four standard-sized parking spaces.

(Added by Ord. 99-12)

Sec. 21-5.190 Drive-through facilities.

No speaker boxes and drive-through lanes shall be within 75 feet and 20 feet, respectively, of a zoning lot in a country, residential, apartment or apartment mixed use district. (Added by Ord. 99-12)

Sec. 21-5.200 Dwellings for cemetery caretakers.

An accessory dwelling unit occupied by the caretaker of a cemetery shall not exceed a floor area of 1,000 square feet. No more than one caretaker's dwelling shall be permitted per cemetery. (Added by Ord. 99-12)

Sec. 21-5.210 Dwellings, multifamily.

In the BMX-3 zoning district, where multifamily dwellings are integrated with other uses, pedestrian access to the dwellings shall be independent from other uses and shall be designed to enhance privacy for residents and their guests. (Added by Ord. 99-12)

Sec. 21-5.220 Dwelling, owners or caretakers, accessory.

Accessory dwelling units occupied by an owner or caretaker of the principal use on a zoning lot shall be located above or behind the principal uses in such a way that they do not interrupt commercial frontage. No more than four units shall be permitted on any zoning lot, with only one dwelling unit per establishment. (Added by Ord. 99-12)

Sec. 21-5.230 Eating establishments.

- (a) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.
 - (b) In the apartment mixed use zoning districts, drive-through windows or services shall not be allowed.
- (Added by Ord. 99-12)

Sec. 21-5.240 Explosives and toxic chemical manufacturing, storage and distribution.

The manufacture, storage and distribution of explosives and other materials hazardous to life or property are subject to the following standards:

- (a) No explosives and toxic chemical manufacturing, storage and distribution facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use, or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet.
- (b) Explosives storage shall be effectively screened by a natural landform or artificial barrier either surrounding the entire site or surrounding each storage magazine or production facility. The landform or barrier shall be of such height that:
 - (1) A straight line drawn from the top of any side wall of all magazines or production facilities to

- any part of the nearest structure will pass through the landform or barrier.
- (2) A straight line drawn from the top of any side wall of all magazines or production facilities, to any point 12 feet above the center line of a public street will pass through the landform or barricade.
- (3) Artificial barricades shall be a mound or revetted wall of earth a minimum thickness of three feet.

(Added by Ord. 99-12)

Sec. 21-5.250 Farm dwellings.

- (a) In the AG-1 district, the number of farm dwellings shall not exceed one for each five acres of lot area. In the AG-2 district, the number of farm dwellings shall not exceed one for each two acres of lot area.
- (b) Each farm dwelling and any accessory uses shall be contained within an area not to exceed 5,000 square feet of the lot.

(Added by Ord. 99-12)

Sec. 21-5.260 Food manufacturing and processing facilities.

In the B-2 and business mixed use zoning districts, food manufacturing and processing shall be subject to the following:

- (a) The slaughter of animals shall not be permitted; and
- (b) Floor area shall not exceed 2,000 square feet.

(Added by Ord. 99-12)

Sec. 21-5.270 Freight movers.

In the I-1 zoning district, the following standards shall apply:

- (a) No facility or structure which involves freight movers shall be located within 100 feet of any residential, apartment or apartment mixed use zoning district.
- (b) If the facility is within 300 feet of a parcel in a residential, apartment or apartment mixed use zoning district, there shall be no pickup or drop-off of equipment between the hours of 10 p.m. and 7 a.m.

(Added by Ord. 99-12)

Sec. 21-5.280 Golf courses.

In the P-2 zoning district, the following standards shall apply:

- (a) Golf courses shall be permitted in the P-2 general preservation district only when consistent with the city's development plans. Golf courses on P-2 zoned land shall be deemed consistent with the development plans only when situated on lands designated preservation, parks and recreation, or golf course on the development plan land use maps.
- (b) Uses accessory to a golf course shall be designed and scaled to meet only the requirements of the members, guests or users of the facility.
- (c) Approval of requests for golf courses may be based on the following additional criteria:
 - (1) Encouraging the use of nonpotable water for irrigation, including sewage effluent and brackish water, or other means to reduce the need for use of potable water, subject to the approval of a proposed irrigation plan by the state departments of health and land and natural resources and the city board of water supply;
 - (2) Provisions to enhance the opportunities for public play for Hawaii residents;
 - (3) Programs to minimize and monitor the environmentally detrimental effects of the application of fertilizers, pesticides and herbicides;
 - (4) Programs to address any displacement of existing uses and residents;
 - (5) The compatibility of the proposed golf course with both existing and planned surrounding uses;
 - (6) Preservation or enhancement of greenbelts or open space, historic and natural resources, and public views; and
 - (7) Any other impacts which may potentially affect surrounding uses and residents.
- (d) Those golf courses described in Section 21-2.120-1 shall require plan review use approval.

(Added by Ord. 99-12)

Sec. 21-5.290 Group living facilities.

- (a) Unless directly related to public health and safety, no group living facility shall be located within 1,000 feet of the next closest group living facility.
- (b) Within agricultural districts, activities associated with group living facilities shall be of an agricultural nature. As a condition of approval, dedication to active agricultural use of 50 percent or more of the project site, as the director determines is necessary to preserve the purpose and intent of the agricultural districts, for a minimum of 10 years shall be required by way of an agricultural easement or comparable mechanism acceptable to the director.

(Added by Ord. 99-12; Am. Ord. 02-63)

Sec. 21-5.300 Guesthouses, accessory.

Within the residential zoning districts, accessory guesthouses shall only be permitted in the R-20 district on zoning lots with a minimum lot size of 20,000 square feet.

(Added by Ord. 99-12)

Sec. 21-5.310 Heavy equipment sales and rentals.

In the I-1 zoning district, the following standards shall apply:

- (a) No facility or structure which handles heavy equipment sales and rentals shall be located within 100 feet of any residential, apartment or apartment mixed use zoning district.
- (b) If the facility is within 300 feet of a parcel in a residential, apartment or apartment mixed use zoning district, there shall be no pickup or drop-off of equipment between the hours of 10 p.m. and 7 a.m.

(Added by Ord. 99-12)

Sec. 21-5.320 Helistops.

In the agricultural, resort, B-2, business mixed use, I-1 and industrial-commercial mixed use zoning districts, the following standards shall apply:

- (a) All helistops shall be accessory to a principal use otherwise permitted in the underlying zoning district.
- (b) The maintenance, repair or storage of helicopters, or the storage of equipment for the maintenance and repair of helicopters, or the storage of aviation fuel, shall not be allowed within a helistop, or the use which it serves.

(Added by Ord. 99-12)

Sec. 21-5.330 Historic structures, use of.

It is the intent of this section to provide an incentive for owners of historic structures to retain them, by allowing uses not otherwise permitted in the underlying zoning district. The director may deny any request which is judged to have major adverse effects on the neighborhood that cannot be mitigated. Any structure on the state or national register of historic places may be occupied by a use not otherwise permitted in the underlying zoning district, provided that any proposed alteration, repair or renovation beyond its original design and the proposed use is approved by the state historic preservation officer. (Added by Ord. 99-12)

Sec. 21-5.340 Home improvement centers.

In the B-2 and BMX-3 zoning districts, home improvement centers shall locate incidental storage of material and equipment in fully enclosed buildings. (Added by Ord. 99-12)

Sec. 21-5.350 Home occupations.

Home occupations as an accessory use to dwelling units are permitted under the following restrictions and standards:

- (a) Home occupations shall be incidental and subordinate to the principal use of the site as a residence and shall not change the character or the external appearance of either the dwelling or the surrounding neighborhood.
- (b) Only household members shall be employed under the home occupation. Notwithstanding the foregoing, when the home occupation is home-based child care, one caregiver, not a member of the household, may be

employed as a substitute for the principal caregiver if an emergency renders the principal caregiver unavailable, provided that in no event shall such substitute employment exceed five days per calendar month. As used in this subsection, "emergency" includes but is not limited to illness of the principal caregiver or an immediate relative of the principal caregiver.

- (c) There shall be no exterior sign that shows the building is used for anything but residential use. There shall be no exterior displays or advertisements.
- (d) There shall be no outdoor storage of materials or supplies.
- (e) Indoor storage of materials and supplies shall be enclosed and shall not exceed 250 cubic feet or 20 percent of the total floor area, whichever is less.
- (f) Articles sold on the premises shall be limited to those produced by the home occupation and to instructional materials pertinent to the home occupation.
- (g) Home occupations which depend on client visits, including group instruction, shall provide one off-street parking space per five clients on the premises at any given time. This shall be in addition to, and shall not obstruct the parking required for the dwelling use. Residents of multifamily buildings may fulfill the requirement by the use of guest parking with the approval of the building owner (management) or condominium association.
- (h) For those activities which may have potential negative noise impacts on adjoining residences, the director may require that such activities be conducted in fully enclosed, noise-attenuated structures.
- (i) The following activities are not permitted as home occupations:
 - (1) Automobile repair and painting. However, any repair and painting of vehicles owned by household members shall be permitted, provided that the number of vehicles repaired or painted shall not exceed five per year per dwelling unit. A household member providing any legal document showing ownership of an affected vehicle shall be deemed to satisfy this requirement.
 - (2) Contractor's storage yards.
 - (3) Care, treatment or boarding of animals in exchange for money, goods or services. The occasional boarding and the occasional grooming of animals not exceeding five animals per day shall be permitted as home occupations.
 - (4) Those on-premises activities and uses which are only permitted in the industrial districts.
 - (5) Use of dwellings or lots as a headquarters for the assembly of employees for instructions or other purposes, or to be dispatched for work to other locations.
 - (6) Sale of guns and ammunition.
 - (7) Mail and package handling and delivery businesses.
- (j) There shall be no parking on the street of commercial vehicles associated with the home occupation, other than the occasional, infrequent, and momentary parking of a vehicle for pickups and/or deliveries as a service to the home occupation.

(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-5.360 Hotels.

Hotels shall be permitted in the I-2 intensive industrial district and IMX-1 industrial-commercial mixed use district provided:

- (a) They are within one-half mile by the usual and customary route of vehicular travel from the principal entrance of an airport utilized by commercial airlines, having regularly scheduled flights. For Honolulu International Airport, the principal entrance shall be the intersection of Paiea Street and Nimitz Highway.
 - (b) They have frontage on a major or secondary street or highway.
 - (c) They have a minimum lot area of 15,000 square feet and minimum lot width of 70 feet.
 - (d) The maximum floor area ratio shall be 2.0.
 - (e) Parking requirements of at least one space per two lodging or dwelling units shall be provided.
 - (f) Front yards shall have a minimum depth of 10 feet, and except for necessary driveways, shall be maintained in landscaping.
 - (g) Signs shall conform to the sign requirements applicable within B-2 community business district regulations.
- (Added by Ord. 99-12)

Sec. 21-5.370 Off-site joint development of two or more zoning lots.

- (a) Off-site joint development of two or more zoning lots is intended to provide an incentive for the preservation of certain historic properties by permitting the transfer of development rights from a zoning lot in a business mixed use district with a historic site, building or structure to up to 10 other lots within a business mixed use district. This enables qualified property owners freely to sell, trade, broker or otherwise transfer a portion of the floor area that would normally be permitted under the applicable zoning district regulations on the lot where the historic site is located.
- (b) The transferable floor area may be acquired or transferred to be jointly used as part of the development of one or more other qualified zoning lots, subject to the following:
- (1) The historic site, building or structure must be suitable for preservation and/or rehabilitation and any proposed alterations of the site shall have no adverse effect on the historic value of the historic site, building or structure, as determined by the state historic preservation officer and any O'ahu historic preservation commission.
 - (2) A maintenance agreement for the historic site, building or structure that shall remain in effect for a minimum of thirty (30) years shall have been reviewed and approved by the state historic preservation officer and any O'ahu historic preservation commission.
 - (3) The floor area eligible to be transferred shall be calculated by determining the maximum allowable floor area for the donor lot on which the historic site, building or structure is located, including any applicable density bonuses for open space or for the preservation of the historic site, building or structure, and subtracting therefrom the sum of: (A) The floor area of all structures to be retained on the donor lot; and (B) The floor area of all structures designated in an approved plan for development or redevelopment of the donor lot.
 - (4) The unused floor area from the donor lot with the historic site, building or structure may be transferred to up to 10 receiving lots, provided that the donor lot and each receiving lot shall be located in a business mixed use district. In no case shall the maximum floor area on a receiving lot under off-site joint development be more than 15 percent in excess of the maximum floor area that would otherwise be permitted on the lot. Only floor area may be transferred; all other zoning requirements applicable to the receiving lot shall not be affected.
 - (5) The 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 zoning lots who believe that the transfer of floor area in the manner described in this section will result in more efficient use of the zoning lots may apply for a conditional use permit to undertake off-site joint development.
 - (6) The donor and receiving lots shall be jointly developed as a unified project.
 - (A) The historic site, building or structure on the donor lot shall be maintained in accordance with the approved maintenance agreement. The maintenance agreement shall provide for periodic review and possible amendment, subject to the approval of the state historic preservation officer, any O'ahu historic preservation commission and the director.
 - (B) The department shall not issue a building permit for a building or structure utilizing the transferred floor area on the receiving lot or lots unless and until the state historic preservation officer and any O'ahu historic preservation commission are satisfied that suitable measures have been taken to ensure the preservation of the historic site, building or structure on the donor lot.
 - (7) Additional floor area may be developed on the donor lot, provided there is sufficient remaining permitted floor area that has not been transferred to any receiving lots and the development of the additional floor area will not diminish the value of the historic site, building or structure on the donor lot or conflict with the approved maintenance agreement. The added floor area permitted on receiving lots under off-site joint development shall not be used in a way that will diminish or destroy the value of a historic site, building or structure or a site, building or structure that is eligible for listing on the state register of historic places.
- (c) When applying for the conditional use permit, the applicants shall submit the following:
- (1) Zoning lot area calculations for all donor and receiving lots;
 - (2) Documentation demonstrating that the donor lot or lots contain a historic site, building or structure that is listed on the national or state register of historic places, or both;
 - (3) A plan approved by the state historic preservation officer and any O'ahu historic preservation

commission for the restoration, renovation, or rehabilitation, if necessary, and for the maintenance of the historic site, building or structure on the donor lots for a minimum period of 30 years, including calculation of the current floor area of all historic and nonhistoric buildings or structures on the donor lots. The plan for restoration may be phased;

- (4) A plan for the development or redevelopment of the receiving lots, which may be phased, including information as to the effect of the development or redevelopment on any historic site, building or structure on or near the receiving lots; and
 - (5) A proposed agreement running with the land for all donor and receiving lots, binding all owners of these lots and their lessees, mortgagees, heirs, successors and assigns, individually and collectively, to comply with the plans described in subdivisions (3) and (4) for a minimum of 30 years, subject to subsections (f) and (g). The proposed agreement shall be in recordable form and shall provide that it shall be enforceable by the city. The proposed agreement shall state the consideration to be given for the proposed transfer of density.
- (d) The director shall grant approval of the application if the director determines that:
- (1) The proposed agreement provides adequate protection for the historic site, building or structure;
 - (2) All proposed donor and receiving lots meet the requirements of this section;
 - (3) The transfer of density to the receiving lots will not cause the density of any of the receiving lots to exceed the maximum density permitted under subdivision (4) of subsection (b);
 - (4) The plan for development or redevelopment of the receiving lots will not diminish or destroy the value of any historic site, building or structure or of any site, building or structure that is eligible to be listed on the state register of historic places and will not create adverse effects on lots in the vicinity of a receiving lot that are inconsistent with the purpose of the zoning designation of those lots; and
 - (5) The proposed plan referred to in subdivision (3) of subsection (c) and the proposed agreement referred to in subdivision (5) of subsection (c) will adequately ensure the preservation of the historic site, building or structure on the donor lot.
- (e) Until the applicants have recorded with the bureau of conveyances and/or the land court of the State of Hawaii, as appropriate, the agreement specified in subdivision (5) of subsection (c), for all donor and receiving lots, no building permit or construction permit shall be approved for a building or structure which would not conform to development standards that would be applicable in the absence of the conditional use permit.
- (f) Notwithstanding any provision of this section to the contrary, the owner, owners, duly authorized agents of the owners or duly authorized lessees of all donor and receiving lots of an approved off-site joint development may jointly apply to the director for revocation of the conditional use permit if:
- (1) Plans for development of the receiving lots have changed so that a transfer of density from the donor lots under off-site joint development is no longer required for the planned development of the receiving lots; or
 - (2) The receiving lots have been developed in accordance with the plans described in the agreement, but due to:
 - (A) Demolition of buildings or structures on the receiving lots;
 - (B) Expansion of the lot area of receiving lots;
 - (C) Amendments to density or other zoning regulations applicable to the receiving lots;
 - (D) Rezoning of the receiving lots; or
 - (E) Other factors,the buildings and structures on the receiving lots meet the maximum density restrictions and other development standards applicable to the receiving lots without the necessity of off-site joint development.

An application for the revocation of a conditional use permit for off-site joint development shall be processed in the same manner as an application for a conditional use permit for off-site joint development. Upon the director's approval of the revocation, the agreement recorded pursuant to subsection (e) may be rescinded or revoked if it has not expired.

- (g) Notwithstanding any provision of this section to the contrary, all of the owners of all of the donor and receiving lots may jointly apply to the director for modification of the conditional use permit and, after

receiving the director's approval, modify the agreement recorded pursuant to subsection (e) in accordance with the director's approval.

The application for the modification of a conditional use permit for off-site joint development shall be processed in the same manner as an application for a conditional use permit for off-site joint development. The director may grant the modification only if the modification meets all of the requirements of this section for the initial approval of a conditional use permit for off-site joint development.

(h) If, after:

- (1) Approval of a conditional use permit for off-site joint development; and
- (2) Issuance of a building or construction permit for a structure on the receiving lot which would permit development in excess of the maximum floor area that would be permitted without the benefit of off-site joint development,

but before the expiration of the approved maintenance agreement, the state historic preservation officer and any O'ahu historic preservation commission determine that the historic site, building or structure on a donor lot has been destroyed and cannot or should not be restored, the donor lot may be developed in accordance with this chapter and other applicable laws, subject to the following limitations on maximum floor area:

- (A) If the owner or lessee of the donor lot or any authorized agent thereof can demonstrate that the destruction of the historic site, building or structure was not due to the negligence of or otherwise due to the fault of an owner of the donor lot or of any lessee, sublessee or agent of an owner of the donor lot, the maximum floor area permitted on the donor lot shall be reduced by any floor area that has been transferred to a receiving lot; and
- (B) If the owner or lessee of the donor lot or any authorized agent thereof cannot demonstrate that the destruction of the historic site, building or structure was not due to the negligence of or otherwise due to the fault of an owner of the donor lot or of any lessee, sublessee or agent of an owner of the donor lot, the maximum floor area permitted on the donor lot shall be determined by subtracting any floor area that has been transferred to a receiving lot from 50 percent of the maximum floor area normally allowed under the applicable zoning district for the donor lot.

(i) The director may impose any reasonable conditions on the development and maintenance of any donor and receiving lots, including but not limited to additional yards or setbacks, in order to mitigate any potential adverse effects of the planned off-site joint development on the surrounding neighborhood and to facilitate the enforcement of the plans referred to in subdivisions (3) and (4) of subsection (c) and of the agreement referred to in subdivision (5) of subsection (c).

(j) Notwithstanding the expiration of the approved maintenance agreement referred to in subdivision (5) of subsection (c), the donor lot shall not thereafter be entitled to any floor area that has been transferred to a receiving lot. This subsection shall not apply if the conditional use permit for off-site joint development is revoked pursuant to subsection (f).

(Added by Ord. 99-12; Am. Ord. 05-028)

Sec. 21-5.380 Joint development of two or more adjacent subdivision lots.

- (a) Whenever two or more subdivision lots are developed in accordance with the provisions of this section, they shall be considered and treated as one zoning lot.
- (b) 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 shall apply for a conditional use permit (minor) to undertake such development.
- (c) When applying for a conditional use permit, the applicants shall submit 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 the agreement shall also be granted to the city. The agreement shall be subject to the approval of the corporation counsel of the city.
- (d) If the director finds that the proposed agreement assures future protection of the public interest, the director shall issue the conditional 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 filed with the director prior to the issuance of the building permit.

(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-5.390 Joint use of parking facilities.

- (a) Joint use of private off-street parking facilities in satisfaction of appropriate portions of off-street parking requirements may be allowed, provided the requirements of the following subsections are met.
- (b) The distance of the entrance to the parking facility from the nearest principal entrance of the establishment or establishments involved in such joint use shall not exceed 400 feet by normal pedestrian routes.
- (c) The amount of off-street parking which may be credited against the requirements for the use or uses involved shall not exceed the number of spaces reasonably anticipated to be available during differing periods of peak demand.
- (d) A written agreement assuring continued availability of the number of spaces at the periods indicated shall be drawn and executed by the parties involved, and a certified copy shall be filed with the department. In such cases, no change in use or new construction shall be permitted which increases the requirements for off-street parking space unless such additional space is provided. The agreement shall be subject to the approval of the corporation counsel.
- (e) When joint parking facilities serving eating or drinking establishments adjoin a zoning lot in a residential, apartment, or apartment mixed use district, the director shall require a solid fence or wall six feet in height to be erected and maintained on the common property line. The director may modify the requirements of this subsection if warranted by topography.

(Added by Ord. 99-12)

Sec. 21-5.400 Kennels.

- (a) In the AG-2 and country zoning districts, commercial kennels shall not be located within 100 feet of any property line unless soundproofed and air-conditioned.
- (b) In the B-2, BMX-3, BMX-4, I-1 and IMX-1 zoning districts, commercial kennels involving more than two animals shall be soundproofed and air-conditioned.

(Added by Ord. 99-12)

Sec. 21-5.410 Livestock production--Major.

- (a) Any feedlot or fowl or poultry enclosures shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.
- (b) Piggeries shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.

(Added by Ord. 99-12)

Sec. 21-5.420 Manufacturing, processing and packaging, general.

In the I-1 zoning district, the following standards shall apply:

- (a) No facility or structure involving manufacturing, processing and packaging establishments, other than those specified under principal uses, shall be located within 100 feet of any residential, apartment or apartment mixed use zoning district.
- (b) If the facility is within 300 feet of a parcel in a residential, apartment or apartment mixed use zoning district, there shall be no pickup or drop-off of equipment between the hours of 10 p.m. and 7 a.m.

(Added by Ord. 99-12)

Sec. 21-5.430 Marina accessories.

In the preservation, resort, business, business mixed use and industrial-commercial mixed use zoning districts, the following standards shall apply: Launching ramps, boat repair facilities, establishments for sale of boating supplies and fuel, clubhouses and drydock facilities or other areas for storage of boats on land, which are to be open for use between the hours of 9 p.m. and 7 a.m., shall be located at least 300 feet from the nearest zoning lot of any zoning district that permits a residence as a principal use. If any of those uses or facilities are not open

between the hours of 9 p.m. and 7 a.m., then the distance to the nearest lot line may be reduced to 150 feet. Also, if boat storage areas other than drydock facilities are enclosed by a solid wall at least six feet in height, the distance may be reduced to 150 feet. (Added by Ord. 99-12)

Sec. 21-5.440 Medical clinics.

In the apartment mixed use zoning districts, medical clinics shall have no emergency services. (Added by Ord. 99-12)

Sec. 21-5.450 Meeting facilities.

(a) In the AG-2, country, residential, apartment and apartment mixed use districts, the following standards shall apply:

- (1) Accessory eating and drinking establishments shall not be permitted, except in the apartment mixed use district.
- (2) The director may require that certain structures be sound-proofed and may establish hours of operation for amplification equipment.
- (3) All meeting facilities shall be located with access to a street or right-of-way of minimum access width and sufficient street frontage as determined by the appropriate agencies.

(b) In the I-1 and I-2 zoning districts, the following standards shall apply:

- (1) Prior to commencement of a meeting facility use in an industrial district, the owner and operator of the meeting facility shall file with the department and record in the bureau of conveyances and/or the land court of the State of Hawaii, as is appropriate, a declaration acceptable to the department, stating that the owner and operator recognizes that:
 - (A) Structures formerly in industrial use may require upgrades in order to comply with different governmental regulations governing use of a structure as a meeting facility. These regulations include but are not limited to building, electrical, mechanical, fire, and occupancy code requirements; and
 - (B) Abutting and neighboring properties can, by right, include potentially annoying or even noxious industrial uses at any time, including after the commencement of the meeting facility use.

The declaration shall also contain provisions which preclude the meeting facility and its representatives from filing nuisance complaints against any industrial use operating in compliance with applicable laws;

- (2) No accessory uses shall be permitted unless the accessory use also is a permitted use in the district as enumerated in Table 21-3, provided that this subdivision shall not prohibit the following accessory uses to a religious facility such as a church, temple or synagogue:
 - (A) A school for the vocational training of adults for the priesthood, ministry, or rabbinate; and
 - (B) Classes on religious subjects;
- (3) A parking lot and landscaping plan demonstrating compliance with the minimum requirements of this chapter for off-street parking, loading, and landscaping and screening shall be submitted to the director for review. This plan shall be approved by the director before the space can be used as a meeting facility; and
- (4) In the I-2 zoning district, no meeting facility shall be located within 1,000 feet of another meeting facility in the same or another industrial district, whether the other meeting facility is a permitted use or a nonconforming use.

(Added by Ord. 99-12; Am. Ord. 09-33, 10-19)

Sec. 21-5.460 Motion picture and television production studios.

In the B-2 and BMX-3 zoning districts, outdoor sets shall not be allowed. (Added by Ord. 99-12)

Sec. 21-5.470 Neighborhood grocery stores.

(a) Neighborhood grocery stores which request a conditional use permit (minor) shall have occupied their present location prior to October 22, 1986.

- (b) All neighborhood grocery stores shall be limited to the floor area occupied on October 22, 1986; provided, that total floor area shall not exceed 5,000 square feet.
 - (c) Neighborhood grocery stores shall be limited to the hours between 6 a.m. and 10 p.m. for operation on any day.
 - (d) All sales, services or displays shall be within enclosed structures, and there shall be no display service or storage of merchandise outside such structures.
 - (e) No public address systems or other devices for reproducing or amplifying voices or music shall be mounted outside any structure on the premises, nor shall any amplified sound be audible beyond any adjacent property line.
 - (f) Drive-through windows or services shall not be allowed.
- (Added by Ord. 99-12)

Sec. 21-5.480 Off-site parking facilities.

- (a) The distance of the entrance to the parking facility from the nearest principal entrance of the establishment or establishments involved shall not exceed 400 feet by customary pedestrian routes.
- (b) When the off-site parking is necessary to meet minimum parking requirements, then a written agreement assuring continued availability of the number of spaces indicated shall be drawn and executed, with a certified copy to be filed with the director. The agreement shall stipulate that if such space is not maintained, or space acceptable to the director substituted, the use, or such portion of the use as is deficient in number of parking spaces, shall be discontinued. The agreement shall be subject to the approval of the corporation counsel.
- (c) In the apartment, apartment mixed use, and resort zoning districts, there shall be no minimum lot area, width or depth for off-site parking facilities.

(Added by Ord. 99-12)

Sec. 21-5.490 Offices, accessory.

Offices, including administrative and executive offices, shall be clearly accessory and incidental to uses on the same zoning lot. (Added by Ord. 99-12)

Sec. 21-5.500 Petroleum processing.

No petroleum processing facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet. (Added by Ord. 99-12)

Sec. 21-5.500A Plant nurseries.

- (a) In the AG-1 and AG-2 zoning districts, the following standards shall apply:
 - (1) Retail sales shall be limited to plants sold directly from the greenhouse or open field where the product has been grown or cultivated, and only sales of the products in their primary form shall be allowed. There shall be no retail sales of secondary products such as jams, candies, juices, and baked goods.
 - (2) Except for an accessory roadside stand or an enclosed structure approved by a conditional use permit for accessory agribusiness activities, there shall be no separate structures utilized primarily for retail sales.
- (b) In the I-1, I-2 and IMX-1 zoning districts, all plant cultivation and sales activities shall be within a structure.

(Added by Ord. 09-26)

Sec. 21-5.500B Real estate offices.

In the resort zoning districts, real estate offices shall not exceed a floor area of 500 square feet. (Added by Ord. 00-09)

Sec. 21-5.510 Recreational facilities--Outdoor.

- (a) Not more than five riding animals shall be kept for each acre of land within a site used for a riding academy or stable.
- (b) All buildings housing animals, and all corrals in which animals are kept or assembled, shall be at least 100 feet from any property line when they adjoin zoning lots in country, residential, apartment or apartment mixed use districts.
- (c) In the AG-2 general agricultural district, dedication to active agricultural use or as open space of 50 percent or more of the project site, as the director determines is necessary to preserve the purpose and intent of the agricultural districts, for a minimum of 10 years shall be required as a condition of approval by way of an agricultural easement or comparable mechanism acceptable to the director.

(Added by Ord. 99-12; Am. Ord. 02-63)

Sec. 21-5.____ Repair establishments, major.

In the I-1 zoning district, the following standards shall apply:

- (a) No major repair establishment shall be located within 100 feet of any zoning lot in a residential, apartment, or apartment mixed use district.
- (b) If a major repair establishment is within 300 feet of any zoning lot in a residential, apartment, or apartment mixed use district, there shall be no major repair work performed or external activities of any kind conducted between the hours of 10 p.m. and 7 a.m.

(Added by Ord. 10-19)

Sec. 21-5.520 Resource extraction.

- (a) Blasting operations shall be restricted to Mondays through Fridays between 8 a.m. and 5 p.m.
- (b) The plan to be submitted with the application for a conditional use permit shall include a plan for development of the property which shall consist of two phases: the exploitation phase and the reuse phase.
 - (1) The plan for the exploitation phase shall show the proposed development as planned in relation to surrounding property within 300 feet, and shall include topographic surveys and other materials indicating existing conditions (including drainage) and the conditions (including topography, drainage and soils) which shall exist at the end of the exploitation phase. Contour intervals for topography shall be five feet in areas where slope is greater than 10 percent, two feet in areas where slope is 10 percent or less.
 - (2) The plan for the reuse phase shall indicate how the property is to be left in a form suitable for reuse for purposes permissible in the district, relating such reuses to uses existing or proposed for surrounding properties. Among items to be included in the plan are feasible circulation patterns in and around the site, the treatment of exposed soil or subsoil (including measures to be taken to replace topsoil or establish vegetation in excavated areas) in order to make the property suitable for the proposed reuse, treatment of slopes to prevent erosion and delineation of floodways and floodplains (if any) to be maintained in open usage. In the plan for reuse, intermittent lakes and marshes shall not be allowed, except in areas included in flood hazard districts and if situated more than 1,000 feet from the nearest residential, apartment, apartment mixed use or resort zoning district boundary.

(Added by Ord. 99-12)

Sec. 21-5.530 Retail, accessory.

Retailing of products shall be limited to those which are manufactured or processed on the premises, except as otherwise specified under principal uses. (Added by Ord. 99-12)

Sec. 21-5.540 Roadside stand, accessory.

No more than one roadside stand as an accessory to agricultural production on the same premises shall be permitted, provided that no stand shall exceed 500 square feet in floor area. (Added by Ord. 99-12)

Sec. 21-5.550 Roomers, accessory.

Accessory roomers shall be limited to a maximum of three, provided the dwelling is also occupied by a family composed of persons related by blood, marriage or adoption, and is not used as a group living facility. (Added by Ord. 99-12)

Sec. 21-5.560 Sale and service of machinery used in agricultural production.

In the agricultural zoning districts, the following standards shall apply:

- (a) No such facility shall be located within 300 feet of any residential, apartment or apartment mixed use district.
- (b) Building area shall not exceed 25 percent of lot area.

(Added by Ord. 99-12)

Sec. 21-5.570 Salvage, scrap and junk storage and processing.

No salvage, scrap and junk storage and processing operations shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet.

(Added by Ord. 99-12)

Sec. 21-5.580 Sawmills.

All sawmills shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district. (Added by Ord. 99-12)

Sec. 21-5.590 Schools--Elementary, intermediate and high.

In the AG-2, country, residential, apartment and apartment mixed use zoning districts, the following standards shall apply:

- (a) All structures shall be set back a minimum of 20 feet from all adjoining lots in country, residential, apartment or apartment mixed use districts. This requirement may be waived by the director if topography or landscaping makes such a buffer unnecessary.
- (b) The minimum lot size shall be 20,000 square feet.
- (c) Schools with a design capacity in excess of 25 students shall provide an off-street drop-off area, with a minimum capacity equivalent to four standard-sized parking spaces. This number may be increased by the director as the design capacity of the school increases.
- (d) Schools with a design capacity in excess of 50 students shall provide at least one bus bay. This number may be increased by the director as the design capacity of the school increases.
- (e) All schools shall be located with access to a street or right-of-way of minimum access width as determined by the appropriate agencies.

(Added by Ord. 99-12)

Sec. 21-5.600 Schools, language.

In the country, residential, apartment, apartment mixed use and resort zoning districts, the following standard shall apply: all classrooms shall be set back a minimum of 20 feet from all side and rear property lines.

(Added by Ord. 99-12)

Sec. 21-5.610 Self-storage facilities.

In the B-2 and business mixed use zoning districts, the following shall apply:

- (a) No public address system or other devices for reproducing or amplifying sound shall be mounted outside any structure on the premises, nor shall any amplified sound be audible beyond any adjacent property line.
- (b) No individual storage area shall exceed 3,600 cubic feet in size.

(Added by Ord. 99-12)

Sec. 21-5.610A Special needs housing for the elderly.

- (a) District regulations may be modified as follows:

- (1) An increase of not more than 25 percent in the maximum density permitted in the district;
 - (2) An increase of no more than 25 percent or 30 feet, whichever is less, in the maximum height permitted in the district; and
 - (3) A reduction in off-street parking requirements, but not to below a minimum of one parking stall per four dwelling or lodging units and one guest parking stall per ten dwelling or lodging units.
- (b) An appropriate instrument restricting the use of the property to special needs housing for the elderly for the life of any structure developed or used on the property for this purpose shall be recorded with the bureau of conveyances and/or the office of the assistant registrar of the land court of the State of Hawaii, as is appropriate, as a covenant running with the land. A draft of the instrument shall be submitted with the application for a conditional use permit. The instrument shall be subject to the approval of the director and the corporation counsel. The restriction on use shall be part of the conditions of the permit.

(Added by Ord. 01-12)

Sec. 21-5.620 Storage and sale of seed, feed, fertilizer and other products essential to agricultural production.

In the agricultural zoning districts, the following standards shall apply:

- (a) Only products which are clearly incidental to agricultural activities shall be permitted.
- (b) Maximum building area shall not exceed 25 percent of lot area.
- (c) No such facility shall be located within 300 feet of any adjoining residential, apartment or apartment mixed use district.

(Added by Ord. 99-12)

Sec. 21-5.630 Storage yards.

- (a) There shall be no sale or processing of scrap, salvage or secondhand material.
- (b) Yards shall be completely enclosed, except for necessary openings for ingress and egress, by a fence or wall not less than six feet in height.
- (c) Within the I-1 zoning district, if the facility is within 300 feet of a parcel in a residential, apartment or apartment mixed use zoning district, equipment startup, including vehicles, shall be limited to the hours between 7 a.m. and 10 p.m.
- (d) Within the I-1 zoning district, no facility shall be located within 100 feet of any parcel in a residential, apartment or apartment mixed use zoning district.

(Added by Ord. 99-12)

Sec. 21-5.640 Time sharing and transient vacation units.

Time sharing and transient vacation units shall be permitted in the A-2 medium density apartment zoning district provided:

- (a) They are within 3,500 feet of a resort zoning district of greater than 50 contiguous acres; and
- (b) The resort district and the A-2 district shall have been rezoned pursuant to the same zone change application as part of a master-planned resort community.

(Added by Ord. 99-12)

Sec. 21-5.650 Utility installations.

- (a) Type B.
 - (1) All requests for Type B utility installations shall be accompanied by a landscape plan which shall be approved by the director. Special emphasis shall be placed on visual buffering for the installation from adjacent streets and highways.
 - (2) Type B utility installations for telecommunications shall provide fencing or other barriers to restrict public access within the area exposed to a power density of 0.1 milliwatt/cm² for all associated antennas involving radio frequency (RF) or microwave transmissions.
 - (3) In residential districts where utility lines are predominantly located underground, antennas shall not exceed the governing height limit.
- (b) Type A. When a Type A utility installation involving a transmitting antenna is located in the preservation, agricultural, A-2, A-3, AMX-2, AMX-3, resort, business, business mixed use, industrial and industrial-

commercial mixed use zoning districts, it shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².

(Added by Ord. 99-12)

Sec. 21-5.660 Vacation cabins.

- (a) Vacation cabins shall not exceed 800 square feet in floor area.
- (b) Vacation cabins shall be permitted only as an accessory use to outdoor recreation facilities.
- (c) The overall density for vacation cabins shall not exceed one vacation cabin per acre of land area.

(Added by Ord. 99-12)

Sec. 21-5.670 Veterinary establishments.

In the business, business mixed use and IMX-1 zoning districts, veterinary establishments shall be soundproofed and air-conditioned. (Added by Ord. 99-12)

Sec. 21-5.680 Waste disposal and processing.

No waste disposal and processing facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet. (Added by Ord. 99-12)

Sec. 21-5.690 Wholesaling and distribution outlets.

In the B-2 and BMX-3 zoning districts, the following standards shall apply:

- (a) No more than 2,000 square feet of floor area shall be used for wares to be sold at wholesale or to be distributed; and
- (b) No vehicle rated at more than 1.5 ton capacity shall be used.

(Added by Ord. 99-12)

Sec. 21-5.700 Wind machines.

- (a) All wind machines shall be set back from all property lines a minimum distance equal to the height of the system. Height shall include the height of the tower and the farthest vertical extension of the wind machine.
- (b) In residential zoning districts, in addition to the above, the following shall be applicable:
 - (1) Tower climbing apparatus and blade tips of the wind machine shall be no lower than 15 feet from ground level, unless enclosed by a six-foot-high fence and shall not be within seven feet of any roof or structure unless the blades are completely enclosed by a protective screen or fence.
 - (2) A public safety sign shall be posted at the base of the tower warning of high voltage and dangerous moving blades.
 - (3) The system base and rotor blade shall be a minimum of 15 feet from any overhead electrical transmission or distribution lines.
 - (4) Anchor points for guy wires for the wind machine shall be located within property lines and not on or across any overhead electrical transmission or distribution lines. Guy wires shall be equipped with devices that will, in a safe manner, prevent them from being climbed and shall be securely fastened.
 - (5) The applicant shall provide manufacturer's specifications which certify the safety of the machine; provided, that the appropriate tower was used and proper installation procedures followed, as outlined in the manual.
 - (6) The wind machine shall be operated so that no disruptive electromagnetic interference is caused. If it can be demonstrated to the director that the system is causing harmful interference, the operator shall promptly mitigate the interference.
 - (7) The system shall be kept in good repair.
 - (8) The system shall be deemed abandoned if not in continuous use for at least one year. Upon determination that the use is abandoned, the structure shall be dismantled and removed within 30 days upon written notice.

- (9) The system shall be restricted to a rated capacity of no more than 15 kilowatts.
- (c) In the agricultural and country zoning districts, accessory wind machines shall have a rated capacity of no more than 100 kilowatts. Wind machines with a rated capacity of more than 100 kilowatts shall require a conditional use permit (minor).
- (d) In the business zoning districts, wind machines shall have a rated capacity of no more than 15 kilowatts.
(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-5.710 Zoos.

- (a) All zoo structures and activity areas shall be set back a minimum of 300 feet from all adjoining country, residential, apartment or apartment mixed use districts.
- (b) All zoos must be surrounded by a fence or wall six feet in height, which shall be set back a minimum of 10 feet from all property lines.
- (c) Any application for a zoo shall be accompanied by a landscape plan for the area outside the wall required in subsection (b) and shall be subject to the approval of the director.
(Added by Ord. 99-12)

Article 6. Off-street Parking and Loading

Sections:

21-6.10	Off-street parking and loading--Intent.
21-6.20	Off-street parking requirements.
21-6.30	Method of determining number.
21-6.40	Arrangement of parking spaces.
21-6.50	Minimum dimensions.
21-6.60	Improvement of off-street parking spaces, parking lots and driveways.
21-6.70	Parking spaces and required yards.
21-6.80	Mechanical parking and storage garages.
21-6.90	Required parking spaces located off premises.
21-6.100	Off-street loading requirements.
21-6.110	Method of determining number.
21-6.120	Dimensions of loading spaces.
21-6.130	Location and improvement of loading spaces.
21-6.140	Exceptions to off-street parking and loading requirements.

Tables:

21-6.1	Off-street Parking Requirements.
21-6.2	Off-street Parking Requirements BMX-4 Central Business Mixed Use.
21-6.3	Off-street Parking Requirements Waikiki Special District.

Sec. 21-6.10 Off-street parking and loading--Intent.

- (a) Parking and loading standards are intended to minimize street congestion and traffic hazards, and to provide safe and convenient access to residences, businesses, public services and places of public assembly. Parking standards are not intended to satisfy maximum parking demand.
- (b) Off-street parking and loading spaces shall be provided in such numbers, at such locations and with such improvements as required by the provisions of this article.
(Added by Ord. 99-12)

Sec. 21-6.20 Off-street parking requirements.

Except as otherwise provided in this chapter, the minimum number of required off-street parking spaces shall be as shown on Tables 21-6.1, 21-6.2 and 21-6.3 which follow. When there is a change in use, the number of

off-street parking spaces shown on Tables 21-6.1, 21-6.2 and 21-6.3 for the new use shall be provided, except as provided under Section 21-4.110(e) relating to nonconforming parking and loading. (Added by Ord. 99-12)

Sec. 21-6.30 Method of determining number.

- (a) To determine the required number of off-street parking spaces, floor area shall be as defined in Article 10 of this chapter, except that for the purposes of this section, basement floor area shall be included as floor area for parking purposes when it is devoted to uses having a parking requirement specified in Tables 21-6.1, 21-6.2 and 21-6.3.
- (b) When computation of the total required parking spaces for a zoning lot results in a fractional number with a major fraction (i.e., 0.5 or greater), the number of spaces required shall be the next highest whole number.
- (c) In stadiums, sports arenas, meeting facilities, and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 24 inches of width shall be counted as a seat for the purpose of determining requirements for off-street parking.
- (d) All required parking spaces shall be standard-sized parking spaces, except that duplex units, detached dwellings and multifamily dwellings may have up to 50 percent compact spaces.
- (e) All spaces, other than for one- and two-family dwellings, shall be individually marked if more than four spaces are required. Compact spaces shall be labeled "compact only."
- (f) When a building or premises include uses incidental or accessory to a principal use, the total number of spaces shall be determined on the basis of the parking requirements of the principal use(s).
- (g) Parking requirements for conversion or development of hotels to condominium ownership other than in the resort district shall be as follows:
 - (1) One parking space per dwelling unit or lodging unit.
 - (2) One parking space per 800 square feet for any accessory uses.
 - (3) This subsection shall not apply so long as the structure continues in hotel use.

(Added by Ord. 99-12)

**Table 21-6.1
Off-street Parking Requirements**

Use ¹	Requirement ²
AGRICULTURE	
Agricultural products processing (major or minor); animal products processing; centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets; sale and service of machinery used in agricultural production; sawmills; and storage and sale of seed, feed, fertilizer and other products essential to agricultural production.	1 per 1,500 square feet
ANIMALS	
Kennels, commercial	1 per 400 square feet, but no less than 4
COMMERCE AND BUSINESS	
Automotive and boat parts and services, but not storage and repair; automobile and boat sales and rentals; catering establishments; dance or music schools; financial institutions; home improvement centers; laboratories (medical or research); medical clinics; offices, other than herein specified; personal services; photographic processing; photography studios; plant nurseries; retail establishments other than herein specified; and veterinary establishments	1 per 400 square feet
Bowling alleys	3 per alley
Business services	1 per 500 square feet
Convenience stores; and sales: food and grocery stores (including neighborhood grocery stores)	1 per 300 square feet
Data processing facilities	1 per 800 square feet
Drive-thru facilities (window or machine)	5 stacking spaces
Eating and drinking establishments (including bars, nightclubs, taverns, cabarets, and dance halls)	1 per 300 square feet, provided the total floor area of all eating and drinking establishments comprises 50 percent or more of the floor area developed on the zoning lot. Otherwise, 1 per 400 square feet, including outdoor dining areas.
Laundromats, cleaners: coin operated	1 per 2 washing machines
Sales: appliance, household and office furniture; machinery; and plumbing and heating supply	1 per 900 square feet
Self-storage facilities	1 per 2,000 square feet
Shopping centers ³	1 per 300 square feet
Skating rinks	1 for each 4 skaters of the rink=s maximum capacity or 1 per 1,500 square feet of skating surface, whichever is greater.
DWELLINGS AND LODGINGS	

**Table 21-6.1
Off-street Parking Requirements**

Use ¹	Requirement ²								
Boarding facilities	2 plus 0.75 per unit								
Consulates	1 per dwelling or lodging unit, plus 1 per 400 square feet of office floor area, but not less than 5								
Dwellings, detached, duplex and farm	2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)								
Dwellings, multifamily	<table border="0"> <tr> <td>Floor Area of Dwelling or Lodging Units</td> <td align="right">Required Parking per Unit</td> </tr> <tr> <td>600 sq. ft. or less</td> <td align="right">1</td> </tr> <tr> <td>More than 600 but less than 800 sq. ft.</td> <td align="right">1.5</td> </tr> <tr> <td>800 sq. ft. and over</td> <td align="right">2</td> </tr> </table> <p>Plus 1 guest parking stall per 10 units for all projects</p>	Floor Area of Dwelling or Lodging Units	Required Parking per Unit	600 sq. ft. or less	1	More than 600 but less than 800 sq. ft.	1.5	800 sq. ft. and over	2
Floor Area of Dwelling or Lodging Units	Required Parking per Unit								
600 sq. ft. or less	1								
More than 600 but less than 800 sq. ft.	1.5								
800 sq. ft. and over	2								
Hotels: dwelling units	1 per unit								
Hotels: lodging units; and lodging units	0.75 per unit								
INDUSTRIAL									
Food manufacturing and processing; freight movers; heavy equipment sales and rentals; linen suppliers; manufacturing, processing and packaging (light or general); maritime-related sales, construction, maintenance and repairing; motion picture and television studios; petroleum processing; port facilities; publishing plants for newspapers, books and magazines; salvage, scrap and junk storage and processing; storage yards; warehousing; waste disposal and processing; and wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination	1 per 1,500 square feet								
Repair establishments, major	1 per 300 square feet								
Repair establishments, minor	1 per 500 square feet								
Wholesaling and distribution	1 per 1,000 square feet								
OUTDOOR RECREATION									
Boat launching ramps	10 per launching ramp								
Golf driving ranges	2 per tee stall								
Marinas	1 per 2 moorage stalls								
Recreation facilities, outdoor and indoor, involving swimming pools and sports played on courts	1 per 200 square feet of seating area, plus 3 per court, e.g., racquetball, tennis or similar court, and 12 per outdoor playfield								
SOCIAL AND CIVIC SERVICE									
Art galleries, museums and libraries	1 per 400 square feet								

**Table 21-6.1
Off-street Parking Requirements**

Use ¹	Requirement ²
Auditoriums, funeral homes/mortuaries, meeting facilities, gymnasiums, sports arenas, and theaters	1 per 75 square feet of assembly area or 1 per 5 fixed seats, whichever is greater
Day-care facilities	1 per 350 square feet of classroom area, meeting area, and/or gathering space, plus 1 per 400 square feet of office floor space
Schools: elementary and intermediate	1 per 400 square feet of classroom area, plus 1 per 400 square feet of office floor space
Schools: high, language, vocational, business, technical, and trade; business colleges	1 per 200 square feet of high school, language school, business school, or business college classroom area; 1 per 500 square feet of vocational, technical, or trade school classroom area; plus 1 per 400 square feet of office floor space
TRANSPORTATION AND PARKING	
Automobile service stations	3 per repair stall
Car washing, mechanized	10 standing spaces for waiting vehicles for each car wash rack
UTILITIES AND COMMUNICATIONS	
Broadcasting stations	1 per 400 square feet
PARKING TO BE DETERMINED BY THE DIRECTOR Agriculture - aquaculture; composting (major or minor); crop production; forestry; and roadside stands. Animals - game preserves; livestock grazing; livestock production (major or minor); livestock veterinary services; and zoos. Commerce and business - amusement and recreation facilities, indoor and outdoor; home occupations; plant nurseries; and trade or convention centers. Dwellings and lodgings - group living facilities. Industrial - base yards; explosive and toxic chemical manufacturing, storage and distribution; and resource extraction. Outdoor recreation - amusement facilities, outdoor (motorized and not motorized); botanical gardens; golf courses; recreation facilities, outdoor and indoor, other than as herein specified; and marina facilities. Social and civic service - cemeteries and columbaria; hospitals; prisons; public uses and structures; universities and colleges. Transportation and parking - airports; heliports;	As determined by the director

Table 21-6.1 Off-street Parking Requirements	
Use¹	Requirement²
helistops; and truck terminals. Utilities and communications - broadcasting antennas; receive-only antennas; utility installations (Type A or B); and wind machines. Miscellaneous - All other uses not herein specified	

(Added by Ord. 99-12; Am. Ord. 10-19)

Table 21-6.2 Off-street Parking Requirements BMX-4 Central Business Mixed Use	
Use⁴	Requirement⁵
Amusement and recreation facilities, indoor, other than herein specified	1 per 300 square feet, or 1 per 10 fixed seats, whichever is greater
Auditoriums	1 per 300 square feet, or 1 per 10 fixed seats, whichever is greater
Automotive equipment and boat sales and service	1 per 1,200 square feet
Bowling alleys	1 per alley
Business services	1 per 500 square feet
Consulates	1 per dwelling or lodging unit, plus 1 per 400 square feet of office floor area, but no less than 5
Dwellings, multifamily	1 per dwelling unit
Eating and drinking establishments	1 per 300 square feet of dining area over 1,500 square feet, plus 1 per 400 square feet of kitchen and other areas
Financial institutions	1 per 600 square feet over 4,000 square feet
Hotels	1 per 4 units
Kennels (other than as an accessory use)	1 per 600 square feet over 4,000 square feet
Medical clinics	1 per 600 square feet over 4,000 square feet
Medical laboratories	1 per 600 square feet over 4,000 square feet
Meeting facilities	1 per 300 square feet, or 1 per 10 fixed seats, whichever is greater
Offices, other than herein specified	1 per 600 square feet over 4,000 square feet
Personal services, other than herein specified	1 per 600 square feet over 4,000 square feet
Repair establishments, minor	1 per 600 square feet over 4,000 square feet
Retail, other than herein specified	1 per 600 square feet over 4,000 square feet
Sales: appliance, household and office furniture	1 per 1,200 square feet
Sales: machinery	1 per 1,200 square feet
Self-storage facilities	1 per 2,000 square feet

(Added by Ord. 99-12)

**Table 21-6.3
Off-street Parking Requirements
Waikiki Special District**

Use ⁶	Requirement ⁵
Art galleries, museums, libraries	1 per 300 square feet or fraction thereof in excess of 1,000 square feet, but no less than 10
Day-care facilities	1 per 10 enrollment capacity
Dwellings, detached, duplex, and multifamily	1 per dwelling or lodging unit
Group living facilities	1 per 4 patient beds
Hotels	0.25 per dwelling or lodging unit
Meeting facilities	1 per 10 seats, or where the number of seats cannot be reliably estimated or determined, at least 1 space per 200 square feet
Schools: elementary and intermediate	1 per 15 seats in the main auditorium
Schools: high	1 per 5 seats in the main auditorium or 5 spaces per classroom, whichever is greater
All other permitted uses except in the public precinct	1 per 800 square feet
All permitted uses in the public precinct	With respect to projects requiring a major special district permit, as determined by the council by resolution as appropriate for the particular use and its location; with respect to all other projects, as determined by the director as appropriate for the particular use and its location

Notes:

1. Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements.
2. All references to square feet refer to floor area.
3. Parking standards for individual uses shall prevail if they are not part of a commercial use that meets the definition of "shopping center."
4. Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements for the BMX-4 district.
5. All references to square feet refer to floor area.
6. Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements for the Waikiki special district.

(Added by Ord. 99-12; Am. Ord. 03-38)

Sec. 21-6.40 Arrangement of parking spaces.

- (a) Except for landscaping elements as provided under Section 21-4.70(b), all spaces shall be unobstructed,

provided that building columns may extend a maximum total of six inches into the sides of the parking space. A wall is not considered a building column.

- (b) Where four or more parking spaces are required, other than for one-family and two-family dwellings, the parking lot or area shall be designed or arranged in a manner that no maneuvering into or from any street, alley or walkway is necessary in order for a vehicle to enter or leave a space, and which allows all vehicles to enter the street in a forward manner.
- (c) All spaces shall be arranged so that any automobile may be moved without moving another except that tandem parking shall be permissible in any of these instances:
 - (1) Where two or more parking spaces are assigned to a single dwelling unit.
 - (2) For use for employee parking, except that at no time shall the number of parking spaces allocated for employees exceed 25 percent of the total number of required spaces. Also, for employee parking, "tandem" parking shall be limited to a configuration of two stacked parking stalls.
 - (3) Where all parking is performed by an attendant at all times, and vehicles may be moved within the lot without entering any street, alley or walkway.
 - (4) For public assembly facilities and temporary events when user arrivals and departures are simultaneous and parking is attendant directed.

(Added by Ord. 99-12)

Sec. 21-6.50 Minimum dimensions.

- (a) Standard-sized automobile parking spaces shall be at least 18 feet in length and eight feet three inches in width, with parallel spaces at least 22 feet in length.
- (b) Compact spaces shall be at least 16 feet in length and seven and one-half feet in width, with parallel spaces at least 19 feet in length.
- (c) Parking spaces for boat launching ramps shall have a minimum dimension of 40 feet in length and 12 feet in width.
- (d) Minimum aisle widths for parking bays shall be provided in accordance with the following:

Parking Angle	Aisle Width
0°- 44°	12 ft.
45°- 59°	13.5 ft.
60°- 69°	18.5 ft.
70°- 79°	19.5 ft.
80°- 89°	21 ft.
90°	22 ft.

Notwithstanding the foregoing, with a parking angle of 90 degrees, the minimum aisle width may be reduced by one foot for every six inches of additional parking space width above the minimum width of eight feet three inches, to a minimum aisle width of 19 feet.

- (e) Ingress and egress aisles shall be provided to a street and between parking bays, and no driveway leading into a parking area shall be less than 12 feet in width, except that driveways for detached dwellings and duplex units shall be no less than 10 feet in width.

(Added by Ord. 99-12)

Sec. 21-6.60 Improvement of off-street parking spaces, parking lots and driveways.

- (a) All off-street parking spaces, parking lots and driveways shall be provided and maintained with an all-weather surface except in preservation, agriculture and country districts where parking lots and driveways may be surfaced with crushed rock or limestone, or as determined by the director under the provisions of Article 2.
- (b) Parking lots or areas, if illuminated, shall be shielded to prevent any direct illumination toward any zoning lot within a country, residential, apartment or apartment mixed use district.

- (c) All parking lots shall be landscaped as specified in Section 21-4.70.
 - (d) Required off-street parking stalls may be converted to bicycle or motorcycle parking areas of equivalent or larger area.
- (Added by Ord. 99-12)

Sec. 21-6.70 Parking spaces and required yards.

Parking spaces may overlap three feet of required yards, open spaces or required landscaping, if wheel stops are installed, except in special districts and as may be allowed in Article 3, under optional yard siting provisions. (Added by Ord. 99-12)

Sec. 21-6.80 Mechanical parking and storage garages.

Mechanical means of providing parking spaces or access to these parking spaces are permitted, provided the following conditions are met:

- (a) The director shall determine that adequate waiting and maneuvering space is provided on the zoning lot in order to minimize on-street traffic congestion.
- (b) All mechanical parking systems shall be visually screened by providing a solid wall or facade a minimum of 42 inches in height at each level of the mechanical parking system.

(Added by Ord. 99-12)

Sec. 21-6.90 Required parking spaces located off premises.

Off-street parking spaces required for any use may be permitted off the premises as joint use of parking facilities or off-site parking facilities but shall be subject to compliance with the provisions of Articles 2 and 5, conditional uses. (Added by Ord. 99-12)

Sec. 21-6.100 Off-street loading requirements.

Off-street loading requirements shall apply to all zoning lots exceeding 5,000 square feet in area for the class or kind of uses indicated below. The minimum number of off-street loading spaces shall be as follows:

Use or Use Category	Floor Area in Square Feet	Loading Space Requirements
A. Retail stores, eating and drinking establishments, shopping centers, wholesale operations, warehousing, business services, personal services, repair, manufacturing, and self-storage facilities	2,000 - 10,000	1
	10,001 - 20,000	2
	20,001 - 40,000	3
	40,001 - 60,000	4
	Each additional 50,000 or major fraction thereof	1
B. Hotels, hospitals or similar institutions, and places of public assembly	5,000 - 10,000	1
	10,001 - 50,000	2
	50,001 - 100,000	3
	Each additional 100,000 or major fraction thereof	1
C. Offices or office buildings	20,000 - 50,000	1
	50,001 - 100,000	2
	Each additional 100,000 or major fraction thereof	1
D. Multifamily dwellings	Number of Units	
	20 - 150	1
	151 - 300	2
	Each additional 200 or major fraction thereof	1

Sec. 21-6.110 Method of determining number.

- (a) To determine the required number of loading spaces, floor area shall be as defined in Article 10, except that when a basement is devoted to a use having a loading requirement, loading spaces shall be required as specified in Section 21-6.100.
- (b) When a building is used for more than one use, and the floor area for each use is below the minimum requiring a loading space, and the aggregate floor area of the several uses exceeds the minimum floor area of the use category requiring the greatest number of loading spaces, at least one loading space shall be required.

(Added by Ord. 99-12)

Sec. 21-6.120 Dimensions of loading spaces.

- (a) When only one loading space is required and total floor area is less than 5,000 square feet, the horizontal dimensions of the space shall be 19 x 8 1/2 feet. It shall have a vertical clearance of 10 feet.
- (b) When more than one loading space is required or total floor area is more than 5,000 square feet, the minimum horizontal dimension of at least half of the required spaces shall be 12 x 35 feet and have a vertical clearance of at least 14 feet. The balance of required spaces may have horizontal dimensions of 19 x 8 1/2 feet and vertical clearance of at least 10 feet.
- (c) Access to loading spaces shall have the same vertical clearance as required for the loading spaces.

(Added by Ord. 99-12)

Sec. 21-6.130 Location and improvement of loading spaces.

- (a) No required loading space shall be in any street or alley but shall be provided within the building or adjacent to the building.
- (b) Where loading areas are illuminated, all sources of illumination shall be shielded to prevent any direct illumination toward any country, residential, apartment or apartment mixed use districts.
- (c) Each required loading space shall be identified as such and shall be reserved for loading purposes.
- (d) No loading space shall occupy required off-street parking spaces or restrict access.
- (e) All loading spaces and maneuvering areas shall be paved or covered with an all-weather surface.
- (f) Except in front and side yards in agricultural, country and residential districts, no loading space or maneuvering area shall be located within a required yard, except if the area displaced by the loading space or maneuvering area is provided as open space immediately abutting the required yard, and the design is approved by the director.

(Added by Ord. 99-12)

Sec. 21-6.140 Exceptions to off-street parking and loading requirements.

- (a) In connection with planned development-housing projects, cluster housing, and conditional use permits, and within special districts, the director may impose special parking and loading requirements.
- (b) All buildings and uses, except multifamily dwellings and hotels, which are located within the boundaries of any improvement district for public off-street parking and which have been assessed their share of the cost of the improvement district, shall be exempt from off-street parking requirements of this chapter.

(Added by Ord. 99-12)

Article 7. Sign Regulations

Sections:

21-7.10	Sign regulations--Purpose and intent.
21-7.20	Definitions and general sign standards.
21-7.30	Prohibited signs.
21-7.40	Specific district sign standards.
21-7.50	Special regulations for certain uses.
21-7.60	Permits and fees.

21-7.70	Abatement and removal.
21-7.80	Signs for nonconforming uses.
21-7.80-1	Nonconforming signs.

Figures:

21-7.1	Sign Area.
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Sec. 21-7.10 Sign regulations--Purpose and intent.

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 detract 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 the 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.
- (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.

(Added by Ord. 99-12)

Sec. 21-7.20 Definitions and general sign standards.

This section applies to signs in all zoning districts and zoning precincts. Specific sign standards for the zoning districts and zoning precincts are found in Section 21-7.40.

Unless specifically prohibited, all signs except ground signs may project into required yards. All signs except ground signs and garden signs may project into the public right-of-way, provided that the horizontal clearance between the sign and the street line shall not be less than two feet, and provided that the lower edge of the sign shall have a vertical clearance of at least eight feet.

"Address signs" means signs indicating a street address.

Standard: Not to exceed one square foot in area.

"Building frontage" means 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, or walkway or open space accessible to the general public, then the area facing the parking area, walkway or open space may be considered the building frontage for an establishment, provided that establishment has an entryway on that frontage. Signs may be placed facing the street or the parking area, walkway or open space in any combination, but shall not exceed two signs.

"Business signs" means signs which direct attention to a profession, business, commodity, service, entertainment or activity conducted, sold, or offered on the premises where the sign is located.

"Directional signs" means signs indicating entrances and exits, including those for parking lots and garages.

Standard: No more than one sign per entrance or exit; and, when the name, emblem and/or address of an establishment on the premises where the directional sign is located is included, the identification portion of the sign shall not exceed one square foot in sign area.

"Directory sign" means a sign identifying the location of occupants of a building or group of buildings which are divided into rooms or suites used as separate offices, studios or shops.

"Flags" means weather flags and official flags of government jurisdictions, including flags which are emblems of on-premises business firms and enterprises, religious, charitable, public and nonprofit organizations.

Standard: Not to exceed 50 square feet each in area and five in number per street frontage per zoning lot.

"Flashing sign" means a sign designed to attract attention by the inclusion of a flashing, changing, revolving or flickering light source or a change of light intensity; and, also includes any sign involving electronically generated or controlled images, such as an electronic programmable message sign, digital sign, or plasma or LED sign, or video or holographic display.

"Garden sign" means a freestanding sign or a sign attached to the face of a freestanding wall.

Standard: Not to exceed six square feet in sign area; may be indirectly illuminated. A freestanding garden sign shall not exceed 30 inches in height; when attached to a wall, it may not project more than six inches from the face of the wall or exceed six feet in height above finish grade.

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

Standard: Not to exceed a height of 16 feet above finish grade.

"Hanging signs" means signs which hang down from and are supported by or attached to the underside of a canopy, awning or marquee.

Standard: When extending over walkways, no less than seven and one-half feet of clearance between the lower edge of the sign and the ground level below.

"Identification signs" means signs which depict the name or address of a building, project or establishment on the premises where the sign is located as a means of identifying the building, project or establishment.

"Illuminated signs" means signs which are designed to give forth artificial light from an artificial source. Such signs may be directly or indirectly illuminated and shall include interior lighted signs.

"Directly illuminated sign" means a sign with its light source as an integral part of the sign, including interior lighting and backlighting.

"Indirectly illuminated signs" means signs illuminated with a light directed primarily toward such sign and so shielded that no direct rays from the light are visible elsewhere than on the lot where the illumination occurs.

"Nonilluminated signs" means signs which do not give forth artificial light from an artificial source.

"Marquee" means a canopy or covered structure projecting from and supported by a building.

"Marquee fascia signs" means signs attached to or painted on the face of a marquee and not projecting above or beneath the marquee face.

"Moving signs" means signs designed to attract attention by physical movement of all or parts of the sign, including rotation, motion or the perception of motion.

"Rotating signs" means moving signs or portions of such signs which physically revolve about an axis.

Standard: Not to exceed 10 revolutions per minute.

"Wind sign" means any moving sign or display fastened in such a manner to move upon being subjected to pressure by wind or breeze.

Standard: Not to exceed 16 square feet in area or 16 feet in height including but not limited to flags, banners, balloons, streamers and rotating devices.

"Plaques" means commemorative plaques placed by historical agencies recognized by the city or the State of Hawaii.

"Portable signs" means signs which have 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.

Standard: Not to exceed 16 square feet in sign area or 16 feet in height above ground level.

"Projecting signs" means signs with the face(s) generally perpendicular to, and which are affixed or attached to, and supported solely by, an exterior building wall and which extend beyond the building wall more than 15 inches but not greater than five feet.

Standard: Not to exceed six feet in height above the roof level of a one-story building or four feet in height above the roof level of the second story of a building over one story in height.

"Public signs" means signs of a public or noncommercial nature, which shall include public transit service signs, utility information signs, safety signs, danger signs, trespassing signs, signs indicating scenic or historical points of interest and all signs erected by a public officer in the performance of a public duty.

"Roof level" means the lowest point of intersection between the plane of the roof and the plane of the exterior wall.

"Roof signs" means signs erected on a vertical framework supported by or located entirely over the roof of a building.

Standard: Not to exceed a height of five feet above the roof level of a one-story building in the industrial districts and three feet above the roof level in business and business mixed use districts.

Not permitted in any district on buildings exceeding one story in height or 16 feet above ground level, whichever is the lower height.

"Second floor establishment." For the purposes of Section 21-7.40, any establishment, the operation of which is located on the second floor of a building of no more than three stories in height; provided that the establishment is accessible from the ground floor by a stairway which is not separated from the rest of the second floor by a door. No part of the operation of the establishment, except for primary access to the establishment, may be located on the ground floor of the building. For purposes of this definition, a story excludes any basement.

"Sign" means 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 it is placed on any property, building or structure in view of the general public provided that window displays or merchandise displays shall not be considered signs.

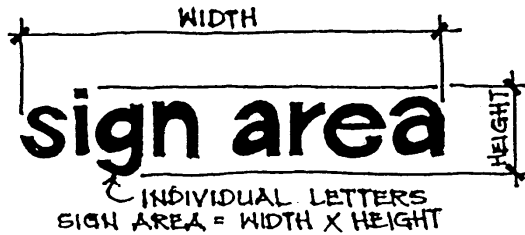
"Sign area" means the entire area within a single, continuous perimeter of regular geometric form enclosing the extreme limits of writing, representation, emblem or any fixture of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding poles, supports or uprights (see Figure 21-7.1). Where a sign has two or more faces, the area shall be computed as the largest area projected on the vertical plane.

"Small signs" means diminutive identification signs and/or signs advertising the days/hours of operation of an establishment (other than as may be permitted as window displays).

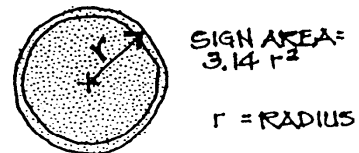
Standard: Not to exceed one square foot in sign area, with sign copy not to exceed two inches in height, and the cumulative area of all small signs for a single establishment shall not exceed two square feet.

Figure 21-7.1

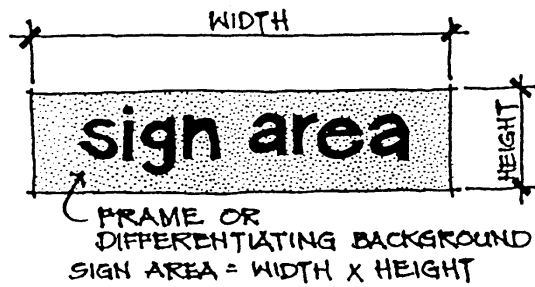
SIGN AREA



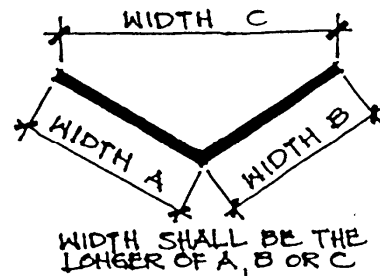
UNFRAMED SIGNS



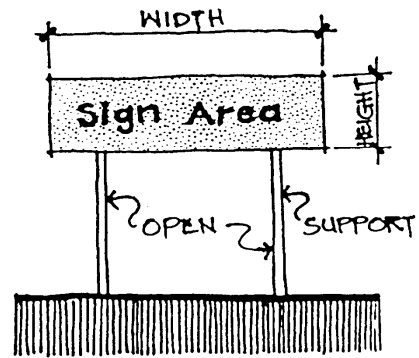
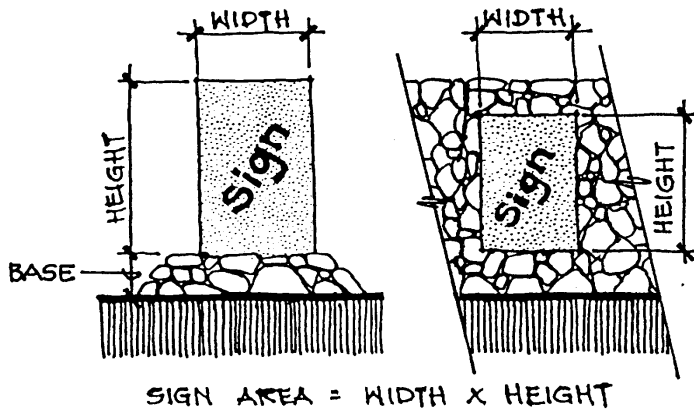
CIRCULAR OR SPHERICAL SIGNS



FRAMED SIGNS



MULTI-FACE SIGNS



"Street clock" means any timepiece erected on a stand on the sidewalk or on the exterior of any building or structure for the convenience of the public or placed and maintained for the purpose of advertising a place of business.

"Subdivision name signs" means signs identifying the street entrance to a subdivision.

Standard: One nonilluminated sign, not to exceed 24 square feet in area, or two nonilluminated signs, not to exceed 24 square feet in total per exclusive entrance and restricted to the subdivision name.

"Temporary Signs."

"Announcing signs" means signs announcing the character of a building enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers and others.

Standard: One sign per street frontage of a building under construction, structural alteration or repair not to exceed 16 square feet of sign area in residential districts or 32 square feet of sign area in other districts.

"Real estate signs" means signs advertising the sale, rental or lease of the premises on which the sign is displayed.

Standard: One sign per street frontage, not to exceed four square feet in residential districts or eight square feet in other districts.

"Special event displays" means signs erected on the premises of an establishment having a grand opening or special event. Special event signs are to advertise an opening, occasion, or particular event, and not an establishment, service, price, product, or commodity.

Standard: The special event display may include portable signs, banners and wind signs erected on the premises of the event. Special event displays are limited to one event per six-month period, and shall not be displayed for more than seven consecutive days.

"Subdivision construction signs" means signs at the entrance to the subdivision and located on the property to be subdivided.

Standard: One sign per street entrance to the subdivision and located on the property to be subdivided, not to exceed 32 square feet in sign area.

The sign may not be erected until the subdivision has been approved by the appropriate city officials and may be displayed for a period of one year from the date of erection, which date must be filed with the director within 30 days after erection. Erection date will be determined to be the same as the subdivision approval date if not filed within the 30-day period. The display period may be extended by written approval of the director for a reasonable period of time, not to exceed one year at any one time.

"Wall signs" means signs with a face generally parallel with, and affixed to an exterior wall of any building.

Standard: Not to project more than 15 inches from the building wall, not to extend above the exterior wall of the building and not to exceed a height of 20 feet or the third floor level of buildings over two stories in height, whichever is the higher height; or, the roof level of the second floor for second floor establishments in buildings of only two stories in height.

For the purpose of this definition, an exterior wall shall include a parapet wall above the exterior wall and roof facade with face slope 60 percent or greater with the horizontal plane; provided that where a wall sign is to be located on a parapet wall or facade, the parapet wall or facade shall extend entirely across the side of the building, and provided further that no portion of a wall sign shall exceed six feet above the roof level. Exterior wall and parapet wall shall be as defined in Chapter 16 (Building Code), as amended.

"Window display" means the showing of any announcement, illustration, insignia or lettering relating to merchandise for sale on the premises of a ground floor establishment, within a window or other similar building wall opening.

Standard: If the window display includes an announcement, illustration, insignia or lettering, such representations shall be limited to the inside of the glass surface of the window. Any window display shall be limited to the first floor of a building.

(Added by Ord. 99-12; Am. Ord. 03-37, 09-5, 10-19)

Sec. 21-7.30 Prohibited signs.

It is unlawful to erect or maintain:

- (a) Any sign which is not included under the types of signs permitted in this chapter;
 - (b) Any sign which advertises or publicizes an activity not conducted on the premises on which the sign is maintained;
 - (c) Any wind or portable sign, except as otherwise permitted in this chapter;
 - (d) 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 of the public streets and roads;
 - (e) Flashing signs.
- (Added by Ord. 99-12)

Sec. 21-7.40 Specific district sign standards.

Except for the Chinatown special district and as otherwise provided, signs shall be permitted as enumerated below.

- (a) P-2 Preservation District. Only one sign, not exceeding 12 square feet in area, shall be permitted on any zoning lot in connection with any use. Only indirectly illuminated or nonilluminated signs shall be permitted. No sign shall be mounted closer than 10 feet to the property line fronting a street or be higher than eight feet above finish grade.
- (b) Agriculture Districts. The sign standards applicable to the P-2 preservation district shall apply to all agricultural districts.
- (c) Country and Residential Districts. Only one sign or bulletin board per street front per zoning lot for a permitted nondwelling use shall be permitted, which shall not exceed 24 square feet in area. No such sign shall be directly illuminated, located in any required yard or erected to exceed a height of eight feet above finish grade, except that signs for nondwelling uses can be located up to the front yard setback line required for dwelling use.
- (d) Apartment and Apartment Mixed Use Districts. In connection with any use permitted other than one-family and two-family dwelling use, only one wall or marquee fascia identification or directory sign, not directly illuminated and not exceeding 12 square feet in area, shall be permitted for each street front having a principal pedestrian or vehicular entrance to the building.
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 or directory sign, not directly illuminated and not exceeding eight square feet in area, shall also be permitted for each such entry side. The ground sign shall not be located in any required yard. Instead of these signs, one garden sign may be permitted.
- (e) Resort District.
 - (1) In connection with any use permitted other than one- and two-family dwellings, only one wall or marquee fascia sign, not directly illuminated and not exceeding 12 square feet in area, shall be permitted for each ground floor establishment with building frontage.
One nonilluminated ground sign for identification or directory purposes, not exceeding eight square feet in area and not exceeding six feet in height, shall also be permitted for each street front having a principal pedestrian or vehicular entrance. If the above ground sign is not used and 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 or directory 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 or vehicular entrance is situated. Instead of the above ground signs, one garden sign may be permitted.
 - (2) This subsection shall not apply to the Waikiki special district, which shall be governed by subsection (1).
- (f) B-1 Neighborhood Business District.
 - (1) One wall sign on the building frontage side for each ground floor establishment is permitted. The 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 illuminated signs shall be so placed or erected as to be visible in any portion of an adjoining residential lot after 10 p.m.

- (2) One garden sign per zoning lot instead of the signs permitted above.
 - (3) One wall or ground sign per building frontage, not directly illuminated and not exceeding 12 square feet in area, may be erected for building identification or directory purposes as part of the total sign area permitted on the building side on which it is located. When used, this ground sign shall not be illuminated and shall not exceed six feet in height.
 - (4) For each second floor establishment with building frontage, one wall identification sign may be permitted. The maximum sign area shall be six square feet and the sign shall not be illuminated.
- (g) B-2 Community Business and BMX-3 Community Business Mixed Use Districts.
- (1) Two business signs on the building frontages for each ground floor establishment. The signs may be illuminated and of the following types: hanging, marquee fascia, projecting or wall signs.
 - (2) 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 that no such sign area shall exceed 250 square feet in area nor shall the total sign area exceed 15 percent of the wall area on which it is displayed or attached.
 - (3) One ground sign, not directly illuminated, per zoning lot for identification or directory purposes may be erected as part of the total sign area permitted on the building side on which it is located, provided that:
 - (A) A maximum 24-square-foot sign is permitted if all buildings on the street frontage of the zoning lot are set back greater than 50 feet from the front property line.
 - (B) 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) No portion of the sign shall be located in or overhang any required yard or public right-of-way.
 - (4) One garden sign per zoning lot; provided that such sign shall be counted as one of the signs permitted in subdivision (1).
 - (5) One wall, ground or projecting sign per building frontage, which may be illuminated but not exceed 12 square feet in area, may be erected for building identification or directory purpose as part of the total sign area permitted on the building side on which it is located, provided that the sign shall be counted as one of the signs permitted in subdivision (1) for each establishment. When used, this ground sign shall not be directly illuminated and shall not exceed six feet in height.
 - (6) For each second floor establishment with building frontage, one wall identification sign may be permitted. The maximum sign area shall be six square feet and the sign shall not be illuminated.
- (h) BMX-4 Central Business Mixed Use District. The sign standards applicable to the B-2 Community Business and BMX-3 Community Business Mixed Use districts shall apply, except for the following:
- (1) Business Signs. 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.
 - (2) No projecting signs are permitted.
 - (3) For each second floor establishment with building frontage, one wall identification sign may be permitted. The maximum sign area shall be six square feet and the sign shall not be illuminated.
- (i) Industrial and Industrial-Commercial Mixed Use Districts.
- (1) Two business signs on the building frontage for each ground floor establishment. The signs may be illuminated or moving and of the following types: hanging, marquee fascia, projecting, roof or wall signs.
 - (2) 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 that no sign area shall exceed 250 square feet nor shall the total sign area exceed 15 percent of the wall on which displayed.
 - (3) One ground sign, not directly illuminated, per zoning lot for identification or directory purposes

may be erected as part of the total sign area permitted on the building side on which it is located, provided that:

- (A) A maximum 32-square-foot sign is permitted if all buildings on the street frontage of the zoning lot are set back greater than 50 feet from the front property line.
 - (B) 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) No portion of the sign shall be located in or overhang any required yard or public right-of-way.
- (4) One garden sign per zoning lot, provided that such sign shall be counted as one of the signs permitted in subdivision (1).
 - (5) One wall, ground or projecting sign per building frontage, not directly illuminated and not exceeding 12 square feet in area for the ground sign or otherwise 24 square feet in area, may be erected for building identification or directory purposes as part of the total sign area permitted on the building side on which it is located, provided that the sign shall be counted as one of the signs permitted in subdivision (1) for each establishment. When used, this ground sign shall not be directly illuminated and shall not exceed six feet in height.
 - (6) For each second floor establishment with building frontage, one wall identification sign may be permitted. The maximum sign area shall be six square feet and the sign shall not be illuminated.
- (j) Planned Development-Housing. Not more than one sign, with sign area not exceeding 24 square feet, shall be permitted at any principal entrance to the project.
 - (k) Plan Review Uses. Signage for plan review uses shall be determined during the review of the request for the plan review use permit.
 - (l) Waikiki District. Except as otherwise provided by this chapter, the following signs may be permitted for each ground floor establishment with building frontage, provided the signs shall not be directly illuminated, and may be wall, marquee fascia or hanging signs.
 - (1) Apartment Precinct and Apartment Mixed Use Subprecinct.
 - (A) In connection with any principal use permitted, other than one-family and two-family dwellings, only one identification sign per building frontage, not exceeding 12 square feet in area.
 - (B) 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 or directory sign, not directly illuminated and not exceeding eight square feet in area, shall also be permitted for each entry side. These ground signs shall not be located in any required yard. In lieu of one of the above signs, one garden sign may be permitted.
 - (C) In addition to the above, the following may be permitted in the apartment mixed use subprecinct:
 - (i) One directory sign per zoning lot, not exceeding 12 square feet in area, which may be a ground sign not exceeding six feet in height, a wall sign or a garden sign; and
 - (ii) One building identification sign per building frontage, not exceeding four square feet in area.
 - (2) Resort Mixed Use and Resort Commercial Precincts.
 - (A) In connection with any principal use permitted, other than one-family and two-family dwellings, only one business sign, per building frontage, with a maximum area of one square foot per one linear foot of the building frontage or 36 square feet, whichever is less.
 - (B) In addition to the sign referred to in paragraph (A) above, one building directory or identification sign per building frontage may be erected, not exceeding 12 square feet in area, which may be a ground sign not exceeding six feet in height, a wall sign or a garden sign.
 - (3) A permitted outdoor vending cart, kiosk or similar vending structure, when visible from a street, sidewalk or public space, may be permitted the following:

- (A) One business identification sign not exceeding three square feet in area; and
- (B) One price sign, not exceeding two square feet in area, to advertise the cost of goods and services provided by the establishment.

These signs shall be wholly attached to the vending structure.

- (4) For each second floor establishment with building frontage in the apartment mixed use subprecinct, resort commercial precinct and resort mixed use precinct, one wall identification sign may be permitted. The maximum sign area shall be six square feet and the sign shall not be illuminated.
- (5) All signs shall feature English or Hawaiian as the dominant language thereon; other languages are permitted but the lettering thereof must be subordinate to the English or Hawaiian lettering.

(Added by Ord. 99-12; Am. Ord. 99-63, 03-37, 09-5)

Sec. 21-7.50 Special regulations for certain uses.

When there is a direct conflict between the special standards in this section and the underlying district standards, the special standards shall apply.

- (a) Automotive outdoor sales and rental lots separated from new car dealer showrooms or service facilities.
 - (1) A maximum of three business signs not to exceed a total of one square foot of sign area for each lineal foot of street frontage or 200 square feet, whichever is the lesser area, shall be permitted. Signs may be either wall, roof, marquee fascia or projecting signs and may be illuminated.
 - (2) One identification ground sign not to exceed 32 square feet of the total sign area may be erected in addition to the above signs which may be illuminated and rotating but shall not overhang any required yard or public right-of-way.
- (b) Automobile Service Stations, Gasoline Sales and Car Washes.
 - (1) A maximum of four business signs not to exceed a total sign area of one square foot for each lineal foot of street frontage or 200 square feet, whichever is the lesser area shall be permitted. Signs may be illuminated and be either marquee fascia, projecting or wall signs.
 - (2) One identification ground sign, which can be directly illuminated and not to exceed 32 square feet of the total sign area, may be erected, provided it does not overhang the public right-of-way. The sign may be a rotating sign. If there is more than one street frontage, two such signs may be erected, provided they are on separate sides of the parcel and are more than 75 feet from the point of intersection of the two street frontages.
 - (3) Pump island information signs located at the pump islands, denoting "Full Service, Self Service" or similar, shall be permitted, provided that each sign shall not exceed three square feet in sign area.
 - (4) One price sign, not exceeding one square foot in sign area and located on each gas pump, shall be permitted.
 - (5) In addition to the price signs allowed under subdivision (4), one price sign may be erected for each street frontage, provided that such sign shall not exceed 24 square feet in sign area and shall not be placed on the identification ground sign specified in subdivision (2). The sign shall be counted as one of the business signs and as part of the total signage allowed under subdivision (1), and, in addition to the types of signs permitted by subdivision (1) may be a ground sign, but shall not exceed 24 square feet in sign area.
- (c) Gasoline Sales Accessory to a Convenience Store.
 - (1) Pump island information signs located at the pump islands, denoting "Full Service, Self Service" or similar, shall be permitted, provided that each sign shall not exceed three square feet in sign area.
 - (2) One price sign, not exceeding one square foot in sign area and located on each gas pump, shall be permitted.
 - (3) In addition to the price signs allowed under subdivision (2), one business sign, which can be a price sign and which can be a ground sign, may be erected, but not to exceed 24 square feet in area.
- (d) Drive-in Theaters.
 - (1) One ground or wall sign, not directly illuminated and not to exceed 300 square feet in sign area

which may state the name of the theater, name of the current showing or future motion pictures or other performances and the names of the actors therein or other relevant information, shall be permitted; it shall not extend into the public right-of-way.

- (2) Directional signs which may be illuminated, not to exceed a combined area of 60 square feet with six square feet maximum per sign, may be erected.
 - (3) The restrictions imposed by this section shall not apply to signs within the walls or other enclosed parts of the drive-in and which are not visible from outside the theater.
- (e) Theaters. Four signs either hanging, marquee fascia, projecting or wall signs, which may be illuminated, not to exceed a total sign area of 300 square feet, may be erected for each theater establishment.
- (f) Shopping centers with business establishments at different levels and outdoor parking facilities at each level comparable to that established at the ground level.
Only wall signs shall be permitted at any level situated above the ground level. "Ground level" means the first level of a shopping center which contains outdoor parking facilities for the business establishments situated at this level.

(Added by Ord. 99-12)

Sec. 21-7.60 Permits and fees.

- (a) It is 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 any sign or signs without first having obtained a permit in writing from the director and making payment of the fees required by this section.
- (b) No permit shall be required nor shall district sign regulations apply to the following types of signs: subdivision construction signs; pump island information signs, not to exceed three square feet in sign area; gasoline price signs, not to exceed one square foot in sign area and located on a gasoline pump; temporary signs; public signs; flags; plaques; small signs and address signs; directional signs; and political campaign signs.
- (c) Applicants for permits shall file applications signed by the owner of the sign or the owner's agent, on forms 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 the sign.
 - (5) Other information pertinent to the application as may be required by the building superintendent.
- (d) Every applicant, before being granted a permit, shall pay to the City and County of Honolulu, for each sign regulated by this chapter, a fee which shall be as specified in Chapter 6, Article 41.
- (e) Except when sign work may be commenced without a permit, the fee for a permit for work commenced without a permit shall be \$100.00 plus the fee specified by the director.
- (f) If the applicant complies with all the requirements of this chapter and all other applicable ordinances, statutes and regulations, the director shall issue a permit.
- (g) If the work on any sign authorized under a permit has not been completed within six months after date of permit issuance, then the permit shall become void and any sign installed, constructed, erected, relocated or altered thereafter under the permit shall constitute a violation of the terms of this chapter.
- (h) The director is authorized and empowered to revoke any issued permit on failure of the holder to comply with any provision of this chapter or any other applicable statute, ordinance or regulation.

(Added by Ord. 99-12; Am. Ord. 03-37, 09-5)

Sec. 21-7.70 Abatement and removal.

- (a) Whenever it appears to the director that any sign has been constructed, erected or is being maintained in violation of this chapter, or after a permit has been revoked or becomes void, or that a sign is unsafe, insecure or in such condition as to be a menace to the safety of the public, a written notice shall be issued to the owner of the sign or the tenant of the premises on which the sign is erected or maintained.

- (b) This notice shall inform the person of the violation or the dangerous condition of the sign and direct the person to make such alteration or repair or do such things or acts necessary to make the sign comply with the requirements of this chapter.
- (c) A reasonable time limit for this action shall be stated in the notice, which in no case shall be more than 30 days. The notice may be given by personal service, by depositing a copy in the U.S. mail in a postage prepaid wrapper addressed to the street address of the premises on which the sign is erected or maintained, or by posting a copy on the premises.
- (d) On failure to comply with the notice within the time allowed, the director shall cause the sign, or such part of it as is constructed or maintained in an unsafe condition or otherwise in violation of this chapter, to be removed, altered or repaired so as to make it a conforming sign and shall charge the expenses to the person so notified.

(Added by Ord. 99-12; Am. Ord. 03-37)

Sec. 21-7.80 Signs for nonconforming uses.

Nonconforming uses are allowed signage not to exceed the sign regulations of the underlying zoning district for each establishment unless otherwise specified. (Added by Ord. 99-12)

Sec. 21-7.80-1 Nonconforming signs.

Any sign erected which complied with existing statutes, ordinances and regulations applicable at that time shall be permitted, provided:

- (a) Nonconforming signs shall be maintained in a safe condition and shall not in any respect be dangerous to the public or to property.
- (b) 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, the sign shall cease to be a nonconforming sign and shall thereafter be permitted to be maintained only upon compliance with all requirements of this chapter. All framing, poles, mountings, supports and other appurtenances shall be removed with the sign. "Alteration" shall not be construed to mean repairs and maintenance for the purpose of keeping the sign in a clean and safe condition.

(Added by Ord. 99-12)

Article 8. Optional Development Regulations

Sections:

21-8.10	Purpose and intent.
21-8.20	Housing--Ohana dwellings.
21-8.20A	Housing--Multiple dwelling units on a single country or residential district zoning lot.
21-8.20-1	Procedures for approval of ohana dwellings.
21-8.30	Housing--Site development plan.
21-8.40	Housing--Zero lot line development.
21-8.40-1	Zero lot line site plan.
21-8.40-2	Zero lot line site design standards.
21-8.50	Housing--Flexible site design.
21-8.50-1	Cluster housing.
21-8.50-2	Cluster site design standards.
21-8.50-3	Cluster housing procedures.
21-8.50-4	Planned development housing (PD-H).
21-8.50-5	PD-H applicability.
21-8.50-6	PD-H use regulations.
21-8.50-7	PD-H density and minimum land area.
21-8.50-8	PD-H site design standards.
21-8.50-9	PD-H procedures.
21-8.50-10	Application requirements.

- 21-8.50-11 **Director's decision.**
- 21-8.60 **Exclusive agricultural sites.**

Sec. 21-8.10 Purpose and intent.

It is the purpose of this article to enable flexibility in the design and development of land to promote its most efficient use in a manner consistent with the city's adopted land use policies and desired public objectives; to encourage creative and cost-effective methods of housing development; to allow the integrated and unified development of structures and facilities within a single site or district, and to encourage the development or redevelopment of land which cannot be used to its fullest potential through the conventional application of the provisions of this chapter or the city's subdivision rules and regulations. (Added by Ord. 99-12)

Sec. 21-8.20 Housing--Ohana dwellings.

- (a) The purpose of this section is to encourage and accommodate extended family living, without substantially altering existing neighborhood character.
- (b) It is intended that "ohana" units be allowed only in areas where wastewater, water supply and transportation facilities are adequate to support additional density.
- (c) One ohana dwelling unit may be located on a lot zoned for residential, country, or agricultural use, with the following limitations:
 - (1) The maximum size of an ohana dwelling unit shall not be limited but shall be subject to the maximum building area development standard in the applicable zoning district.
 - (2) Ohana dwelling units shall not be permitted on lots within a zero lot line project, cluster housing project, agricultural cluster, country cluster, planned development housing, R-3.5 zoning districts, or on duplex unit lots.
 - (3) An ohana dwelling unit shall not be permitted on any nonconforming lot.
 - (4) The ohana dwelling unit and the first dwelling shall be located within a single structure, i.e., within the same two-family detached dwelling.
 - (5) The ohana dwelling unit shall be occupied by persons who are related by blood, marriage or adoption to the family residing in the first dwelling. Notwithstanding this provision, ohana dwelling units for which a building permit was obtained before September 10, 1992 are not subject to this restriction and their occupancy by persons other than family members is permitted.
 - (6) All other provisions of the zoning district shall apply.
 - (7) The parking provisions of this chapter applicable at the time the ohana building permit is issued shall apply and the provision of such parking shall be a continuing duty of the owner.
 - (8) The owner or owners of the lot shall record in the bureau of conveyances of the State of Hawaii, or if the lot is subject to land court registration under HRS Chapter 501, they shall record in the land court, a covenant that neither the owner or owners, nor the heirs, successors or assigns of the owner or owners shall submit the lot or any portion thereof to the condominium property regime established by HRS Chapter 514A. The covenant shall be recorded on a form approved by or provided by the director and may contain such terms as the director deems necessary to ensure its enforceability. The failure of an owner or of an owner's heir, successor or assign to abide by such a covenant shall be deemed a violation of Chapter 21 and be grounds for enforcement of the covenant by the director pursuant to Section 21-2.150, et seq., and shall be grounds for an action by the director to require the owner or owners to remove, pursuant to HRS Section 514A-21, the property from a submission of the lot or any portion thereof to the condominium property regime made in violation of the covenant.

(Added by Ord. 99-12; Am. Ord. 06-15)

Sec. 21-8.20A Housing--Multiple dwelling units on a single country or residential district zoning lot.

A maximum of eight dwelling units may be placed on a single zoning lot in a country or residential district, provided:

- (1) The zoning lot shall have a lot area equal to or greater than the required minimum lot size for the underlying country or residential district multiplied by the number of dwelling units on or to be placed on the lot.

- (2) If the applicant wishes to erect additional dwelling units under the provisions of Section 21-8.20, ohana dwellings, the zoning lot shall be subdivided.
 - (3) The number of dwelling units contained in each structure shall not be greater than permitted in the applicable zoning district .
 - (4) This section shall not apply to more than eight dwelling units on a single zoning lot in a country or residential district, which must be processed under the established procedures for cluster housing, planned development housing or subdivision.
 - (5) For more than two dwellings, the zoning lot shall be located with access to a street or right-of-way of sufficient access width as determined by the director to assure public health and safety.
- (Added by Ord. 10-19)

Sec. 21-8.20-1 Procedures for approval of ohana dwellings.

The department, with the assistance of other agencies, as appropriate, shall adopt rules relating to ohana dwellings, including rules to establish the following:

- (a) Procedures for designating ohana-eligible areas, including rules providing that:
 - (1) Only those areas that are determined by the appropriate government agencies to have adequate public facilities to accommodate ohana dwellings shall be ohana-eligible.
 - (2) Upon a finding by the responsible agency that wastewater treatment and disposal, water, or transportation facilities are not adequate to accommodate additional ohana dwellings in any ohana-eligible area, no more ohana dwellings shall be approved in that area.
 - (3) Notwithstanding the adequacy of public facilities, if the owners of 60 percent of the residential-zoned lots in the same census tract sign a petition requesting that residential-zoned lots in the census tract be excluded from ohana eligibility and submit the petition to the department, no new ohana dwellings shall be approved on residential-zoned lots in that census tract from the date the department certifies the validity of the petition. For purposes of this subdivision, the term "owners" shall mean the fee owner of property that is not subject to a lease and shall mean the lessee of property that is subject to a lease. For purposes of this subdivision, the term "lease" shall mean "lease" as that term is defined in HRS Section 516-1.
 - (4) Notwithstanding the adequacy of public facilities, if the owners of 60 percent of the agricultural-zoned and country-zoned lots in the same census tract sign a petition requesting that all agricultural-zoned and country-zoned areas in a census tract be excluded from ohana eligibility and submit the petition to the department, no new ohana dwellings shall be approved on agricultural-zoned or country-zoned lots in that census tract from the date the department certifies the validity of the petition. For purposes of this subdivision, "owner" shall mean the fee owner of property that is not subject to a lease and shall mean the lessee of property that is subject to a lease. For purposes of this subdivision, the term "lease" shall mean a conveyance of land or an interest in land, by a fee simple owner as lessor, or by a lessee or sublessee as sublessor, to any person, in consideration of a return of rent or other recompense, for a term, measured from the initial date of the conveyance, 20 years or more (including any periods for which the lease may be extended or renewed at the option of the lessee).
 - (5) The director may adopt rules and regulations pursuant to HRS Chapter 91 to establish procedures for, to implement and to further define the terms used in subdivisions (3) and (4). These rules may include, but not be limited to, provisions relating to the form of petitions, determination of necessary signatures where there is more than one owner or when the owner is an entity, the signing of petitions, validity of signatures, the withdrawal of signatures, the time frame for collection of signatures, verification of signatures, certification of results, duration of the prohibition and procedures upon the change of census tract boundaries.
 - (6) Before an area is designated eligible for ohana dwellings, the director shall publish a notice of the proposed change in a newspaper of general circulation, and notify the neighborhood board(s) in the affected area.
- (b) Standards and criteria for determining adequacy of public facilities, to include but not be limited to:
 - (1) Width, gradients, curves and structural condition of access roadways.
 - (2) Water pressure and sources for domestic use and fire flow.

- (3) Wastewater treatment and disposal.
- (4) Any other applicable standards and criteria deemed to be appropriate for the safety, health and welfare of the community.
- (c) Standards and Procedures for Obtaining an Ohana Building Permit. The standards shall, at a minimum, require that planned parking is adequate to meet the parking requirements of this chapter applicable at the time of issuance of the ohana building permit to both the first and ohana dwelling unit.

(Added by Ord. 99-12; Am. Ord. 06-15)

Sec. 21-8.30 Farm dwellings—Agricultural site development plan.

Three to six farm dwellings may be placed on a single zoning lot in an agricultural district, provided an agricultural site development plan for the lot is approved by the director.

- (a) Any agricultural zoning lot which has at least twice the required minimum lot size for the underlying agricultural district may have two detached farm dwellings. If the applicant wishes to erect additional farm dwellings under the provisions of Section 21-8.20, ohana dwellings, the zoning lot shall be subdivided.
- (b) The agricultural site development plan shall be in accordance with the requirements of the preliminary subdivision map as stated in the subdivision rules and regulations.
- (c) Prior to granting approval, the director shall determine that:
 - (1) The agricultural 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 subdivision standards, unless modified by the director under applicable provisions specified in the subdivision rules and regulations.
 - (2) The number of farm dwellings contained in each structure is not greater than permitted in the applicable zoning district.
 - (3) Except where otherwise provided in this article, each existing and future farm dwelling is located as if the lot were subdivided in accordance with the agricultural site development plan, applicable provisions of this article and the subdivision rules and regulations.
- (d) This section does not apply to applications for more than six farm dwellings on a zoning lot, which must be processed under the established procedures for cluster housing, planned development housing or subdivision.

(Added by Ord. 99-12; Am. Ord. 10-19)

Sec. 21-8.40 Housing--Zero lot line development.

The purposes of this section are as follows:

- (a) To allow housing which has the attributes of detached dwellings, but with cost savings due to less street frontage per zoning lot and smaller lot sizes, without changing the underlying district density controls.
 - (b) To offer more usable yard space and allow more efficient use of land.
- It is the intent that zero lot line housing be applied to both new and existing neighborhoods and be used as a method for urban infill.

(Added by Ord. 99-12)

Sec. 21-8.40-1 Zero lot line site plan.

All zero lot line housing projects shall be processed in accordance with the subdivision rules and regulations, including application requirements; provided, that a site plan shall be submitted with other application materials which meets the criteria of Section 21-8.40-2. (Added by Ord. 99-12)

Sec. 21-8.40-2 Zero lot line site design standards.

- (a) Zero lot line housing may be constructed in the R-7.5, R-5 and R-3.5 residential districts.
- (b) The minimum lot and yard dimensions shall be the underlying district requirements for duplex units, except that a side and/or a rear yard need not be provided, and corner lots in a zero lot line project shall have a minimum lot width of 10 feet more than the underlying district minimum lot width for duplex units.
- (c) The maximum building area shall be 50 percent of the zoning lot.
- (d) The maximum building height shall be the underlying district requirements.

- (e) Height setbacks on the zero lot line shall be measured from five feet on the other side of the property line.
- (f) The following siting standards shall be applied to all zero lot line housing projects:
 - (1) To create useful outdoor areas, dwelling units may be sited on any side and/or rear lot line.
 - (2) Dwelling units shall not be sited on lot lines between a zero lot line dwelling and a lot not included in the project.
 - (3) A minimum distance equivalent to double the yard requirement in the underlying zoning district shall be maintained between any two dwelling units. This requirement can be met entirely on one zoning lot or shared between the lots. This control shall be made a part of deed restrictions as a use easement.
 - (4) Siting of dwelling units shall be staggered a minimum of two feet on adjacent zoning lots. Setbacks shall be varied in a random manner to avoid repetition.
- (g) Walls of structures built along the lot line shall not contain windows, doors or other openings, except that windows may be allowed for light and ventilation purposes; provided, that the height from window sill to finished floor shall be at least six feet.
- (h) For the purposes of construction, upkeep and repair of structures located on a lot line, a minimum five foot maintenance easement shall be recorded between the owner of the property containing the structure and the owner of the property upon which entry must take place.
- (i) All zoning lots within a zero lot line housing project shall carry a record of agreement or deed restriction limiting the use of the lots to zero lot line housing, including all restrictions on yards.
- (j) The director may establish supplemental design guidelines further illustrating the above site design standards.

(Added by Ord. 99-12)

Sec. 21-8.50 Housing--Flexible site design.

The purpose of this section is to provide for cluster housing and planned development housing, two development options which offer more flexible site design opportunities than conventional subdivisions. (Added by Ord. 99-12)

Sec. 21-8.50-1 Cluster housing.

The intent of cluster housing is:

- (a) To allow development of housing sites which would otherwise be difficult to develop under conventional city subdivision standards.
- (b) To allow flexibility in housing types, including attached units.
- (c) To encourage innovative site design and efficient open space.
- (d) To minimize grading by allowing private roadways, narrower roadway widths and steeper grades than otherwise permitted.
- (e) To provide common amenities, when appropriate.

(Added by Ord. 99-12)

Sec. 21-8.50-2 Cluster site design standards.

Cluster housing may be constructed in all residential and apartment districts, subject to the following standards:

- (a) Within residential and apartment districts, the minimum land area and maximum number of dwelling units for a cluster housing project shall be as follows:

District	Minimum Land Area	Maximum No. of Units
R-20	60,000 sq. ft.	Total project area/20,000
R-10	30,000 sq. ft.	Total project area/10,000
R-7.5	22,500 sq. ft.	Total project area/7,000
R-5	15,000 sq. ft.	Total project area/3,750
R-3.5	10,500 sq. ft.	Total project area/3,500

A-1 - A-3

10,500 sq. ft.

Total project area/3,500

- (b) Within cluster housing projects, detached, duplex and multifamily dwellings shall be permitted. Multifamily dwellings shall not exceed eight dwelling units in one structure.
- (c) The director may waive the following requirements if suitable landscaping and/or fence/wall buffering is provided:
 - (1) All structures containing more than two dwelling units shall be set back a minimum of twice the required side and rear yards from adjoining properties not otherwise separated by a permanent open space in excess of 15 feet in width.
 - (2) All common activity areas, such as tot lots, play courts, swimming pools and barbecue facilities, shall be set back a minimum of 25 feet from all adjoining property lines and walls of the units in the project.
- (d) To minimize the visual dominance of parking areas, while encouraging pitched roofs, the director may allow buildings to exceed the underlying district height limit, provided the following conditions are met:
 - (1) The exemption will allow the required parking to be provided underneath the units, and therefore create more opportunities for open space;
 - (2) The building contains multifamily dwellings with gabled and/or hipped roof forms;
 - (3) The highest exterior wall line, equivalent to the structural top plate, shall not exceed a height limit of 30 feet. This excludes gable ends above the structural plate line;
 - (4) The building must be sited a minimum of 20 feet from any property line in common with a zoning lot in a residential district. The distance between any three-story buildings shall be at least 30 feet;
 - (5) The building shall not exceed a height limit of 34 feet; and
 - (6) The exemption will not adversely detract from the surrounding neighborhood character.
- (e) If a private roadway abuts a neighboring property, with a setback less than the front yard required in the underlying zoning district of the abutting property, then either a wall shall be constructed or landscaped buffering shall be installed along the roadway or a combination of a wall and landscaping, subject to the approval of the director.
- (f) Maximum building area shall be 50 percent of the total land area for the project. Maximum building area for any lot of record may be more than 50 percent in response to design considerations, but in no event shall exceed 80 percent.
- (g) Yards and height setbacks abutting the boundaries of the entire cluster development site shall not be less than minimum requirements for the underlying zoning district. Additionally, the front yard for all lots fronting public streets shall not be less than the front yard requirement of the underlying zoning district.
- (h) The director may establish supplemental design guidelines further illustrating the above site design standards.

(Added by Ord. 99-12)

Sec. 21-8.50-3 Cluster housing procedures.

All cluster housing applications shall be processed in accordance with Section 21-2.110-1. (Added by Ord. 99-12)

Sec. 21-8.50-4 Planned development housing (PD-H).

The PD-H option is intended for higher density residential development on large parcels of vacant land or large parcels being redeveloped, while complementing the surrounding neighborhood, with:

- (a) A variety of housing types, including multifamily dwellings;
- (b) Innovative site design and efficient open space;
- (c) Common amenities;
- (d) Reduced construction costs for the developer and housing costs for the consumer;
- (e) A mixing of uses other than allowed in the underlying zoning district;
- (f) Adequate provision for public services;
- (g) More flexibility for infrastructure improvements.

(Added by Ord. 99-12)

Sec. 21-8.50-5 PD-H applicability.

PD-H projects may be constructed in all residential and apartment districts. (Added by Ord. 99-12)

Sec. 21-8.50-6 PD-H use regulations.

Within a PD-H project, all of the following uses and structures shall be permitted:

- (a) Meeting facilities; provided, that facilities where the conduct of commercial affairs is a principal activity shall not be permitted;
- (b) Day-care facilities;
- (c) Dwellings--detached, multifamily and duplex;
- (d) Recreation facilities, outdoor;
- (e) Schools--elementary, intermediate and high;
- (f) Utility installations, Type A.

(Added by Ord. 99-12)

Sec. 21-8.50-7 PD-H density and minimum land area.

The following floor area ratios and minimum land area requirement shall apply to PD-H projects, based on the underlying zoning district:

District	FAR	Minimum Land Area
R-20	.13	4 acres
R-10	.24	2 acres
R-7.5	.26	1.5 acres
R-5	.35	1 acre
R-3.5	.40	1 acre
A-1	.79	.5 acre
	1.00	if project size is greater than 1 acre
A-2	1.61	.5 acre
	2.00	if project size is greater than 1 acre
A-3	2.60	.5 acre
	3.00	if project size is greater than 1 acre

Sec. 21-8.50-8 PD-H site design standards.

All PD-H projects shall comply with the following design review criteria:

- (a) When a PD-H project adjoins a residential zoning district without an intervening secondary or major street or a permanent open space at least 15 feet wide, then a 15-foot open space buffer shall be provided. This buffer requirement may be waived by the director when topography makes buffering unnecessary.
- (b) All intensive recreational uses, such as play courts, ball fields, tot lots and swimming pools, shall be set back a minimum of 25 feet from all adjoining residential districts and 25 feet from the walls of dwelling units within the planned development project. This requirement may be waived by the director when topography or the installation of landscaping and/or a fence or wall or other design features makes the setback unnecessary.

- (c) A minimum of 50 percent of the land area of the project shall be maintained in open space.
- (d) Minor streets within the project shall not be connected to streets outside the development in such a way as to encourage the use of minor streets for through traffic.
- (e) Walkways may be required for pedestrian access to all dwelling units and project facilities.
- (f) The director may establish supplemental design guidelines further illustrating the above site design standards.

(Added by Ord. 99-12)

Sec. 21-8.50-9 PD-H procedures.

All PD-H applications shall be processed in accordance with Section 21-2.40-2. (Added by Ord. 99-12)

Sec. 21-8.50-10 Application requirements.

Any application for a cluster or a PD-H project shall be accompanied by:

- (a) Project name;
- (b) A location map showing the project in relation to the surrounding area and the location of all major community facilities within a one-half mile radius of the project;
- (c) A site plan showing:
 - (1) A metes and bounds map of site, prepared and certified by a registered engineer or surveyor, including any deed restrictions;
 - (2) Lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed use of each lot, total number of lots and total area of project;
 - (3) Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed streets within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse;
 - (4) Approximate location of areas subject to inundation or stormwater overflow, and all areas covered by waterways, including ditches, gullies, streams and drainage courses within or abutting the site and features such as slide areas or falling boulder areas likely to be harmful to the project or the surrounding area;
 - (5) Existing contours at vertical intervals of five feet where the slope is greater than 10 percent, and contours not more than two feet where the slope is less than 10 percent;
 - (6) The finished condition to be achieved by proposed grading to be shown by contours, cross sections, spot elevations or other means, and estimated quantities of cut and fill. Elevations shall be marked on such contours based on established benchmark;
 - (7) Approximate location and general description of any historical or significant landmarks or other natural features, and trees with a trunk diameter of six inches or more at five feet above ground, and an indication of the proposed retention or disposition of such features;
 - (8) Location, size, spacing, setbacks and dimensions of all existing and proposed structures, and improvements, including the number and type of dwelling units;
 - (9) The shoreline, shoreline setback lines, beach access and stream and other setback lines, when applicable;
 - (10) Location with notations, and the sizes of all parcels of land, including streets, improvements, facilities and easements, proposed to be dedicated to the city, or whether the streets, improvements, facilities and easements are to be private;
 - (11) Number and location of dwelling units and guest parking (covered and uncovered);
 - (12) Abutting land uses;
- (d) Architectural plans which show prototype dwelling units, including floor plans and elevation drawings, with sections, dimensions and floor area;
- (e) A landscape plan which includes identification of proposed trees by caliper and other plant material by species;
- (f) A prose description of the project including: objectives of the design concept; unique site conditions; development schedule (number of units and other development features for each phase);
- (g) Proposals for maintenance and conservation of all common elements.

(Added by Ord. 99-12)

Sec. 21-8.50-11 Director's decision.

The director shall approve, approve with modifications, or deny with reasons the cluster housing or the PD-H application, based on the following criteria:

- (a) The applicant's compliance with the provisions of Section 21-8.50-2, for cluster housing projects, or Section 21-8.50-8, for PD-H projects;
- (b) The applicant's compliance with requirements of other government agencies;
- (c) The applicant's compliance with all other application requirements, as specified in Section 21-8.50-10, application requirements;
- (d) Assurance that the proposed development will be of quality and character compatible with surrounding land uses and will have the same beneficial effect on the health, safety and welfare of persons living or working in the area, as would any use or uses generally permitted in the district.
- (e) No cluster or PD-H shall be granted approval if the land is found by the director, upon consultation with other governmental agencies, to be unsuitable for the proposed use, based on the following conditions:
 - (1) Susceptibility to flooding;
 - (2) Poor drainage;
 - (3) Unstable subsurface;
 - (4) Groundwater or seepage conditions;
 - (5) Inundation or erosion by seawater;
 - (6) Susceptibility to slides or similar hazards;
 - (7) Adverse earth or rock formation or topography; and
 - (8) Other features or conditions likely to be harmful or dangerous to the health, safety or welfare of future residents of the proposed project or to the surrounding neighborhood or community. Approval shall not be granted unless satisfactory protective improvements or other measures have been proposed by the applicant and approved by the director in consultation with other governmental agencies.

Sec. 21-8.60 Exclusive agricultural sites.

The director may approve exclusive agricultural sites under the following conditions:

- (a) The minimum leasable area within an exclusive agricultural site shall be five acres, irrespective of the minimum lot size of the applicable zoning district.
- (b) All structures for temporary, seasonal, or permanent residential occupancy or habitation shall be prohibited.
- (c) Exclusive agricultural site provisions shall be applicable only to leasehold lands located within an agricultural-zoned district and shall require a lease term of no less than 10 years. The term of the lease shall be clearly defined in the lease agreement.
- (d) If a resource concern is identified by the United States Department of Agriculture Natural Resources Conservation Service or appropriate State of Hawaii Soil and Water Conservation District, the owner of the parcel and lessee(s) shall submit a conservation plan approved by a certified conservation planner upon application for an exclusive agricultural site.
- (e) The owner of the parcel shall also submit a map, drawn to scale, of the parcel(s) indicating the land area under consideration for the exclusive agricultural site, the number of existing or proposed leasable areas and acres, and a copy of the executed lease agreement(s).
- (f) Prior to final approval of the site by the director, the leases within or a master lease for an exclusive agricultural site shall be recorded in the bureau of conveyances and/or the land court, as is appropriate, and a certified copy of the recorded document shall be filed with the director. Each lease shall:
 - (1) Restrict uses to those principal and accessory agricultural uses as defined in this chapter, except that farm dwellings or structures suitable for residential occupancy or habitation shall be prohibited;
 - (2) Provide a roadway maintenance agreement for all roadways within the exclusive agricultural site; and
 - (3) Assure implementation of the conservation plan required in subsection (d) and compliance with

the provisions of such plan, including maintenance of conservation improvements specified therein.

- (g) Notwithstanding the provisions of Chapter 22, the following infrastructure standards shall apply:
 - (1) A water system shall not be required for an exclusive agricultural site.
 - (2) Roadway improvements, including street lights and utility lines, may be approved within an exclusive agricultural site which do not meet the standards established under Chapter 22, provided that they shall be the property and the responsibility of the subdivider, lot owner, and/or lessees pursuant to an executed roadway maintenance agreement.
- (h) In the event that conditions in the area in which an exclusive agricultural site is located change to such extent that the exclusive agricultural site no longer promotes diversified agriculture, the fee owner may apply to the director to nullify the site permit, provided that the consent of all lessees within the site is secured. Upon the approval of the nullification of the exclusive agricultural site by the director, the parcel shall revert to its original status.
- (i) In the event of expiration or termination of the lease prior to its stated term, the exclusive agricultural site shall be nullified, and the parcel shall revert to its original status.

(Added by Ord. 02-63)

Article 9. Special District Regulations

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Sec. 21-9.10 Flood hazard districts--Purpose.

- (a) Certain areas within the city are subject to periodic inundation by flooding and/or tsunami which may result in loss of life and property, creation of health and safety hazards, disruption of commerce and governmental services as well as extraordinary public expenditures for flood and tsunami protection and relief.
- (b) The purposes of establishing flood hazard districts are to protect life and property and reduce public costs for

flood control and rescue and relief efforts, thereby promoting the safety, health, convenience and general welfare of the community.

(Added by Ord. 99-12)

Sec. 21-9.10-1 Authority.

This section is enacted pursuant to the U.S. National Flood Insurance Act of 1968 (Public Laws 90-448 and 91-152), as amended, and the U.S. Flood Disaster Protection Act of 1973 (Public Law 93-234), as amended. (Added by Ord. 99-12)

Sec. 21-9.10-2 Establishment of districts.

- (a) Flood Hazard Districts. This section shall apply to all lands within the flood hazard districts and corresponding areas of special flood hazard delineated on the flood insurance rate maps, as prepared by the Federal Emergency Management Agency. The following flood hazard districts are established:
- (1) Floodway district (Floodway in Zone AE);
 - (2) Flood fringe district (Zones AE, AO, AH);
 - (3) Coastal high hazard district (Zone VE);
 - (4) General floodplain district (Zone A).
- (b) The flood hazard districts and corresponding areas of special flood hazard identified by the Federal Emergency Management Agency in the flood insurance rate maps and flood insurance study dated November 20, 2000, and any subsequent revisions and amendments (hereinafter called "flood maps") are hereby adopted and declared to be part of this section. The flood maps are on file at the City and County of Honolulu department of planning and permitting, 650 S. King Street, Honolulu, Hawaii 96813.
- (c) The flood boundary and regulatory flood elevations shall be determined by the flood maps. Where interpretation is needed as to whether or not a project lies within a certain flood district, or interpretation is needed on the regulatory flood elevation in the floodway, flood fringe or coastal high hazard districts, a request for interpretation shall be submitted to the director for determination. The request shall include the project site and location plan, property lines and dimensions and tax map key.
- (d) Where interpretation on the regulatory flood elevation or other data are needed, other than as stated in subsection (c), the director shall make the determination. The request for interpretation under this section shall be submitted to the director and include three sets of documents, stamped and signed by a registered professional engineer, containing adequate information and substantiating data consistent with this part, such as flood study, flood data, project site and location plan, property lines and dimension, tax map key, and topographic data, contours or spot elevations based on reference marks on flood maps. Upon review by the director, other related information may be required to evaluate the request.

(Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-3 Warning and disclaimer of liability.

- (a) The degree of flood and tsunami protection required by the flood hazard districts is considered reasonable for regulatory purposes and is based on standard engineering methods of study. Larger floods or tsunamis than the regulatory flood as designated on the flood maps may occur on occasions, or flood or tsunami elevations may be increased by man-made or natural causes. This section does not imply that areas outside the flood hazard area will be free from flooding or damage.
- (b) This section shall not create liability on the part of the city or any officer, official or employee for any flood or tsunami damages that result from reliance on this part or any administrative decision lawfully made thereunder.

(Added by Ord. 99-12)

Sec. 21-9.10-4 Development standards.

- (a) For the purpose of the flood hazard district regulations of Sections 21-9.10 through 21-9.10-14 only, the following definitions shall apply:
- (1) "Basement" means any area of the building having its floor subgrade (below ground level) on all sides.
 - (2) "Development" means any man-made change to improved or unimproved real estate, including

but not limited to walls, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

- (3) "Structure" means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground.
- (b) The flood hazard district regulations of Sections 21-9.10 through 21-9.10-14 shall not apply to:
 - (1) Carnivals, circuses, luaus, fairs, and camping tents of a temporary nature which are not in a floodway.
 - (2) Nonfenced, nonelevated outdoor swimming pools.
 - (3) Signs.
 - (4) Demolition.
 - (5) Fences and retaining walls which are not in the floodway or coastal high hazard district.
 - (6) Temporary structures and uses incidental to building construction or land development which are not in a floodway, provided the structures and uses are removed upon completion of the work, or as directed by the department.
- (c) Developments within the flood hazard districts shall:
 - (1) Be designed and structures adequately anchored to resist flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including effects from buoyancy caused by the regulatory flood.
 - (2) Use construction materials and equipment that are resistant to flood damage caused by the regulatory flood elevation.
 - (3) Use construction methods and practices that will minimize damage caused by the regulatory flood.
 - (4) Be consistent with the need to minimize damage by the regulatory flood to the best available technological and practical design and construction.
 - (5) Provide utilities and facilities (including but not limited to sewers, water, electric, telephone and gas) to be designed, located and constructed to minimize or eliminate flood damage caused by the regulatory flood.
 - (6) Provide drainage to minimize damage by the regulatory flood in accordance with the storm drainage standards of the department.
 - (7) For new or replacement potable water system and facilities, be designed to minimize or eliminate infiltration of flood waters into the systems.
 - (8) For new or replacement sanitary sewer system and waste disposal system, be designed, located and constructed so as to minimize impairment to them or contamination from them during and subsequent to flooding by regulatory flood.

(Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-5 Floodway district.

The floodway identified on the flood maps and located within areas of special flood hazard is the watercourse reserved to discharge the regulatory flood. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which could carry debris, and erosion potential, the following provisions shall apply:

- (a) Within the floodway district, the following uses having a low flood damage potential and not obstructing the regulatory flood nor affecting the capacity of the floodway shall be permitted as under the underlying zoning district and which are not prohibited by any other laws or ordinances; and provided, they comply with the standards of subsection (b) and will not cause any increase in regulatory flood elevations:
 - (1) Public and private outdoor recreational facilities, lawn, garden and play areas;
 - (2) Agricultural uses including farming, grazing, pasture and outdoor plant nurseries;
 - (3) Drainage improvements, such as dams, levees, channels and bridges.
 - (4) Streets, roadways, off-street parking lots, including private driveways, bridges and walkways.
- (b) Any temporary or permanent encroachment, including fill, structures, storage of material or equipment, or other development within the floodway, shall be prohibited unless certification and supporting data, including hydrologic and hydraulic analyses performed in accordance with standard engineering practice, are provided by a licensed engineer demonstrating that the proposed encroachment will not cause any increase in regulatory flood elevations during the occurrence of the regulatory flood.

(Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-6 Flood fringe district.

- (a) Within the flood fringe district, the uses permitted in the underlying zoning district shall be permitted, provided such uses, improvements, structures and utilities are in compliance with the provisions of Sections 21-9.10 through 21-9.10-14.
- (b) In addition to Section 21-9.10-4, the following standards shall be applicable in the flood fringe district:
 - (1) All construction and improvements of residential structures shall have the lowest floor including basements, but not including floors used for access purposes such as stairways, storage purposes, garages, carports and lanais, elevated to or above the regulatory flood elevation. Maximum height in country, agricultural or residential districts may be exceeded by no more than five feet, provided such additional height shall not be greater than 25 feet above the regulatory flood elevation. This provision shall also apply to detached dwellings and duplex units in apartment and apartment mixed use districts.
 - (2)
 - (A) All construction and improvements of nonresidential structures shall have the lowest floor elevated to or above the regulatory flood elevation; or, together with attendant utility and sanitary facilities, be designed and constructed so that below the regulatory flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy due to the regulatory flood.
 - (B) A registered professional architect or engineer shall develop or review the design, specifications and plans and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section and include the specific elevation to which such structures are floodproof.
 - (3) The structure above the regulatory flood elevation shall be securely anchored to the foundation to resist movement and flotation due to the regulatory flood.
 - (4) All construction, improvements, portions of structures and foundations below the regulatory flood elevation shall be designed to be floodproof, anchored to resist movement and flotation and be able to resist the impact and calculated forces of the regulatory flood.
 - (5)
 - (A) In areas of shallow flooding, as designated on the flood maps as AO zone, all construction and improvements of residential structures, including but not limited to dwelling or lodging units, shall have the lowest floor, including basements, elevated above the highest adjacent grade at least as high as the depth number specified on the flood maps. All new construction and improvements of nonresidential structures within the AO zone shall have the lowest floor elevated above the highest adjacent grade at least as high as the depth number specified on the flood maps; or, together with attendant utility and sanitary facilities, be completely floodproof to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - (B) A registered professional architect or engineer shall develop or review the design, specifications and plans and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section and include the specific elevation to which such structures are floodproof. Highest adjacent grade means the highest natural elevation of the ground surface prior to construction and measured next to the proposed walls of the structure.
 - (6) All construction of fully enclosed areas for access purposes, storage, garages and carports below the regulatory flood elevation shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting these criteria must be certified by a registered professional engineer or architect, or provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no

higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(7) Within the flood fringe district, the top of the lowest floor shall be at or above the regulatory flood, except for nonresidential floodproof structures.

(Added by Ord. 99-12)

Sec. 21-9.10-7 Coastal high hazard district.

- (a) Within the coastal high hazard district, the uses permitted in the underlying zoning district shall be permitted, provided such uses, improvements, structures and utilities are in compliance with the provisions of Sections 21-9.10 through 21-9.10-14.
- (b) In addition to Section 21-9.10-4, the following standards shall be applicable in the coastal high hazard district:
- (1) (A) All construction and improvements shall have the lowest floor, including basements, elevated to or above the regulatory flood elevation and securely anchored to piles or columns to resist movement and flotation and such foundation is able to resist the impact and calculated forces of the regulatory flood. Maximum height in agricultural, country or residential districts may be exceeded by no more than five feet, provided such additional height shall not be greater than 25 feet above the regulatory flood elevation. This provision shall also apply to detached dwellings and duplex units in apartment and apartment mixed use districts.
 - (B) Piles or column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year.
 - (C) A registered professional architect or engineer shall develop or review the design, specifications and plans and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Sections 21-9.10 through 21-9.10-14, and that any development in the coastal high hazard district, including structures and improvements, would not affect the regulatory flood nor aggravate existing flood-related erosion hazards.
- (2) (A) All construction and improvements shall have the space below the regulatory flood elevation reasonably free of obstruction or constructed with "breakaway walls," open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the structure or supporting foundation.
- (B) A breakaway wall shall have a design-safe loading resistance of not less than 10 and not more than 20 pounds per square foot, or a registered professional architect or engineer certifies that the breakaway wall shall collapse from a water load less than that which would occur during the regulatory flood. Such enclosed space shall be usable solely for parking of vehicles, building access or storage.
- (3) The use of fill for structural support of buildings shall be prohibited.
- (4) All new development shall be constructed landward of the reach of the mean high tide.
- (5) Human alterations of sand dunes and mangrove stands which would increase potential flood damage shall be prohibited.
- (6) Within the coastal high hazard district, the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) shall be at or above the regulatory flood.

(Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-8 General floodplain district.

- (a) All proposed developments within the general floodplain district shall be subject to review and approval of the director. The application, signed and stamped by a registered professional engineer, shall include the following information to evaluate the flooding and to determine whether it is located on a floodway or flood fringe area:

- (1) Project location and site plan showing dimensions, topographic data, contours or spot elevation based on reference marks on flood maps, relationship of project to floodway and flood fringe areas as determined by the flood study and existing and proposed flood control measures and requirements.
 - (2) (A) Flood study and drainage report, including cross section and profile of the area and the regulatory flood elevation and riverine flood velocities at the project.
 - (B) Upon review by the director, other information may be required to evaluate the flooding of the site.
 - (b) The director, with the recommendation of the appropriate agencies, shall evaluate and determine whether the proposed project is located within a floodway or flood fringe area and review the related flood data such as flood elevation, riverine flood velocities, boundaries, etc.
 - (c) If it is determined that the proposed project is within a floodway area, the project shall comply with the provisions and standards of the floodway district. If it is determined that the proposed project is within a flood fringe area, the project shall comply with the provisions and standards of the flood fringe district. Until a floodway or flood fringe district is designated, no development shall be allowed that would increase the water surface elevation of the regulatory flood more than one foot at any point.
 - (d) For developments in areas where the flood study and report have been previously reviewed and accepted by the city, the flood study and drainage report information may be waived by the director.
- (Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-9 Developments adjacent to drainage facility outside the flood hazard district.

- (a) Applications for building permits or development projects located on property encompassing or adjacent to a property with any stream, river or drainage facility shall be subject to review and approval of the director. The application shall include information signed and stamped by a registered professional engineer, in accordance with Section 21-9.10-10, to evaluate the potential flooding of the area.
 - (b) If it is determined that the proposed project is within a floodway area, the project shall comply with the provisions and standards of the floodway district. If it is determined that the proposed project is within a flood fringe area, the project shall comply with the provisions and standards of the flood fringe district.
 - (c) No drainage facility, river or stream shall be modified, constructed, lined or altered in any way unless approved by the director.
- (Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-10 Application procedures.

- (a) All permits required by this chapter regarding subdivisions and other projects within the flood hazard districts shall include the stamp, signature and the following statements of a registered professional engineer and/or architect that, to the best available technical knowledge and information:
 - (1) The studies, plans, specifications and other documents comply with the standards of the flood hazard district. The structural design, specifications and plans for the construction have been developed or reviewed, and the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of the flood hazard district.
 - (2) The floodproofing measures are consistent with the regulatory flood elevation.
 - (3) The project is adequate to resist the regulatory flood forces.
 - (4) (A) Structures in the coastal high hazard district are securely anchored to adequately anchored pilings or columns in order to resist the forces of the regulatory flood and not adversely affect the regulatory flood on surrounding properties.
 - (B) Information shall also include the location of the flood hazard boundaries; location, dimensions and elevations of the property in relation to elevation reference marks on flood maps; regulatory flood elevations, velocity and data; location and elevations of existing and proposed structures, utilities, streets and improvements; and the existing and proposed floodproofing measures and improvements.
 - (C) Development applications within the general flood plain district shall include the flood documents which were reviewed and accepted by the director.
 - (D) Whenever applicable, the flood hazard district requirements of a development project

shall be determined prior to processing for other approvals mandated by other laws and regulations.

(Added by Ord. 99-12)

Sec. 21-9.10-11 Flood hazard variance.

(a) The following, as permitted by other ordinances and regulations, unless otherwise stated, may be permitted as a flood hazard variance from Sections 21-9.10 through 21-9.10-14 subject to review and approval of the director:

- (1) New structures, except in the floodway district, which are to be erected on a lot of one-half acre or less in area, contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation;
- (2) Uses, structures and standards in the floodway district as permitted under the underlying zoning district, which do not result in any increase in the regulatory flood elevation;
- (3) Standards in the flood fringe and coastal high hazard districts, except for height standards;
- (4) Reconstruction or rehabilitation of historic structures upon a determination that the proposed reconstruction or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
- (5) Improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by a code enforcement official and which are the minimum necessary to assure safe living conditions;
- (6) Construction and improvement of bathhouses, comfort stations, canoe halau, boathouses and other similar structures;
- (7) Accessory parking structures (detached garages), except in the coastal high hazard district;
- (8) Certain agricultural structures such as farm storage buildings, grain bins, general purpose barns, etc. which are used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock;
- (9) Other minor accessory structures.

(b) The application shall be submitted to the director and signed and stamped by a registered professional architect or engineer, and shall include three sets of documents with the following information as may be applicable:

- (1) Plans and specifications showing the site and location; dimensions of all property lines and topographic elevation of the zoning lot; existing and proposed structures and improvements, fill, storage areas; location and elevations of existing and proposed streets and utilities; floodproofing measures; relationship of the site to the location of the flood boundary; and the existing and proposed flood control measures and improvements.
- (2) Cross sections and profile of the area and the regulatory flood elevations and profile based on elevation reference marks on flood maps.
- (3) Flood study and drainage report in areas where study and report have not been reviewed and accepted by the city.
- (4) Description of surrounding properties and existing structures and uses and the effect of the regulatory flood on them caused by the variance.
- (5) Justification and reasons for the variance with consideration of the intent and provisions of this part and information as may be applicable on the following:
 - (A) The danger to life and property, including surrounding properties due to increased flood elevations or velocities caused by the variance.
 - (B) The danger that materials may be swept on to other lands or downstream to the injury of others.
 - (C) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - (D) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
 - (E) The importance of the services provided by the proposed facility to the community.

- (F) The availability of alternative locations not subject to flooding for the proposed use.
 - (G) The compatibility of the proposed use with existing development anticipated in the foreseeable future.
 - (H) The relationship of the proposed use to the flood plain management program for the area.
 - (I) The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - (J) The expected elevations and velocity of the regulatory flood expected at the site due to the variance.
 - (K) That failure to grant the variance would result in exceptional hardship to the applicant.
 - (L) That the variance will not result in increase to the regulatory flood elevations, additional threat to surrounding properties and to public safety, extraordinary public expense or conflict with other laws or regulations.
- (6) An agreement whereby a covenant will be inserted in the deeds and other conveyance documents of the property and filed with the bureau of conveyances of the State of Hawaii that the property is located in a flood hazard area and is subject to flooding and flood damage. The covenant shall contain a statement that a flood hazard variance to construct a structure below the regulatory flood elevation will result in increased premium rates for flood insurance and such construction below the regulatory flood elevation increases risks to life and property. The covenant shall also state that the property owner or owners will not file any lawsuit or action against the city for costs or damages or any claim, and shall indemnify and save harmless the city from any liability when such loss, damage, injury or death results due to the flood hazard variance and the flooding of the property. Upon approval of the flood hazard variance, such covenants shall be fully executed, and proof of filing with the bureau of conveyances shall be submitted to the director prior to issuance of any building permits.
- (7) Such other factors which are relevant to the purposes of this section.
- (c) The director shall refer the request to the appropriate agencies for their comments and recommendations. A flood hazard variance may be granted upon showing of good and sufficient cause, and determination that (1) failure to grant the variance would result in exceptional hardship to the applicant; (2) the variance will not result in increase to flood elevations, additional threat to public safety, extraordinary public expense or conflict with other laws or regulations, except as otherwise stated; and (3) a variance granted within a floodway district would not result in increase of the regulatory flood elevation.
- The director may approve, approve with conditions or deny the application. Such conditions may include:
- (1) Modification of the project, including the sewer and water supply facilities.
 - (2) Limitations on periods of use and operation.
 - (3) Imposition of operational controls, sureties and deed restrictions.
 - (4) Requirements for construction of channels, dikes, levees and other flood-protective measures.
 - (5) Floodproofing measures designed consistent with the regulatory flood elevation, flood velocities, hydrostatic and hydrodynamic forces and other factors associated with the regulatory flood.
 - (6) Other conditions as may be required by the director.

(Added by Ord. 99-12; Am. Ord. 04-09)

Sec. 21-9.10-12 Nonconforming structures within the flood hazard districts.

- (a) Any nonconforming structures which were previously lawful prior to the effective date of the flood hazard districts but which are not in conformity with them, may be continued subject to the following conditions:
 - (1) Repairs and Maintenance. Exemption from the standards of the flood hazard districts shall be permitted for any repair and maintenance work done on any nonconforming structure; provided that the cost of the work done in any period of 12 consecutive months is less than 50 percent of the replacement value of the structure before the work is started, and, if the structure has been damaged and is being restored, that the cost of restoring the structure to its previous condition is less than 50 percent of the replacement value of the structure before the damage occurred.
 - (2) Damage, Destruction or Demolition. Reconstruction and improvements shall be permitted on any nonconforming structure that is damaged, destroyed, or demolished to the extent that the cost of

restoring the structure to its before-damage condition equals or exceeds 50 percent of the replacement value of the structure before the damage or demolition occurred; provided:

- (A) The entire structure is reconstructed in conformity with the standards and provisions of the flood hazard district in which it is located;
 - (B) The damage or demolition occurred within the previous 12 months; and
 - (C) Reconstruction and improvements within the floodway district shall comply with the standards and provisions of the flood fringe district, and a registered professional engineer shall submit documentation showing that to the best technical knowledge and information, the reconstruction will not increase the regulatory flood elevations that existed during existence of the nonconforming structure.
- (3) Exterior Improvements to an Existing Structure. Exemption from the standards of the flood hazard district shall be permitted for any exterior alteration, addition, or remodeling to any nonconforming structure; provided that the cost of the work done in a period of 12 consecutive months is less than 50 percent of the replacement value of the existing structure before the work is started. This cost includes all work, including repairs and maintenance as stated above.
- (4) Relocation. If a nonconforming structure is relocated, it shall thereafter conform to the applicable flood hazard district standards, except that any nonconforming structure relocated within the same floodway district shall be exempt from the floodway district standards, subject to the following requirements:
- (A) The nonconforming structure is relocated within the same zoning lot within the floodway district;
 - (B) The relocated structure shall comply with the standards and provisions of the flood fringe district; and
 - (C) A registered professional engineer shall submit documentation showing that to the best technical knowledge and information, the relocation will not increase the regulatory flood elevations that existed prior to relocation of the nonconforming structure.
- (b) Every application for an exemption involving repair, reconstruction, exterior improvements, or relocation for a nonconforming structure in the coastal high hazard or floodway districts, as provided in subsection (a), shall be subject to the following:
- (1) Within the coastal high hazard district, a registered professional engineer or architect shall develop or review the design, specifications, and plans and certify that the design and methods of construction are in accordance with accepted standards of practice, and that the structures and improvements would not affect the regulatory flood nor aggravate existing flood-related erosion hazards; or
 - (2) Within the floodway district, a registered professional engineer or architect shall develop or review the design, specifications, and plans and certify that the design and methods of construction are in accordance with accepted standards of practice, and that the structures and improvements would not result in any increase of the regulatory flood levels.

(Added by Ord. 99-12)

(Sec. 21-9.10-13 Exemptions. Repealed by Ord. 04-09.)

Sec. 21-9.10-13 Certification standards.

Preconstruction and post-construction certification of elevation and floodproofing of new construction, development and improvements within the flood hazard districts shall be submitted to the department and shall be maintained as a matter of public record.

- (a) Preconstruction Certification. Requirements for approval of the building permit shall include the following items, as applicable, and any additional items as required by the director to promote public welfare and safety:
 - (1) Certification of Building Plans. Each set of building plans shall be signed and stamped by an engineer or architect licensed in the State of Hawaii certifying the accuracy of the flood boundary and elevation information.

- (2) Flood Hazard District Certification. The City and County of Honolulu applicable flood hazard district certification form, as amended, shall be completed and signed and stamped by an engineer or architect licensed in the State of Hawaii.
 - (3) Floodproofing Certification. The Federal Emergency Management Agency “Floodproofing Certificate” form, as amended, shall be completed and signed and stamped by an engineer or architect licensed in the State of Hawaii.
 - (4) Certification of No-rise Determination. For all construction and improvements in the floodway, the Federal Emergency Management Agency “No-rise Certification” form, as amended, shall be completed and signed and stamped by an engineer licensed in the State of Hawaii.
- (b) Post-construction Certification. As a condition for the closing of the building permit or issuance of a certificate of occupancy for a new or substantially improved structure in the flood hazard district, the Federal Emergency Management Agency “Elevation Certification”, as amended, shall be completed and signed and stamped by a land surveyor, engineer or architect licensed in the State of Hawaii.

(Added by Ord. 04-09)

Sec. 21-9.10-14 Other laws and regulations.

All construction and improvements subject to this section shall comply with other applicable laws and regulations including, but not limited to, the building, housing, plumbing and electrical codes, and grading ordinances. This section, designed to reduce flood losses, shall take precedence over any less restrictive, conflicting laws, ordinances or regulations.

(Added by Ord. 99-12)

Sec. 21-9.20 Special districts--Purpose.

The purpose of a special district is to provide a means by which certain areas in the community in need of restoration, preservation, redevelopment or rejuvenation may be designated as special districts to guide development to protect and/or enhance the physical and visual aspects of an area for the benefit of the community as a whole.

(Added by Ord. 99-12)

Sec. 21-9.20-1 Design controls.

- (a) To fulfill district design objectives, each special district may contain regulations which provide guidance for the design of new development and the renovation of existing development.
- (b) Regulations may supplement or modify underlying zoning district regulations. Sections 21-9.20-2 through 21-9.20-5 shall apply to all special districts.
- (c) The director may establish supplemental design guidelines for special districts to illustrate further the objectives and design controls of each special district.

(Added by Ord. 99-12)

Sec. 21-9.20-2 Major, minor, and exempt projects.

All development in any special district shall be classified into one of three categories: major, minor, or exempt. Major and minor projects shall require a special district permit and shall be processed under Sections 21-2.40-2 and 21-2.40-1, respectively. Tables 21-9.1 through 21-9.7 shall be used as a guide to determine the category of a particular project within each special district.

- (a) Major Permits. These permits are intended for projects that may significantly change the intended character of the special district. All major permits shall be reviewed by the design advisory committee as specified in Section 21-2.40-2.
- (b) Minor Permits. Minor permits are intended for projects which will have limited impact and are considered minor in nature. The director shall have the right to review and modify such projects.
- (c) Exempt Projects. Exempt projects will have negligible or no impact and therefore do not require review. They include projects which require emergency repairs, interior work and do not change the exterior appearance of a structure.

(Added by Ord. 99-12)

Sec. 21-9.20-3 Time limits.

The special district permit shall be null and void if the applicant fails to secure building permits within two years of the date of issuance of the permit. The applicant shall be notified in writing of the change in the time period. On show of cause, the applicant may request the director to extend the time limit. (Added by Ord. 99-12)

Sec. 21-9.20-4 Utility lines.

Notwithstanding any ordinance or regulation to the contrary, utility companies shall place their utility lines underground within any special district. The director may grant an exemption to utility lines based on the applicant's satisfactory justification that no other alternative will better achieve the district's purpose and objectives. (Added by Ord. 99-12)

Sec. 21-9.20-5 Design advisory committee.

- (a) The director shall appoint a design advisory committee which shall provide design input to the director on significant proposals in the special districts. The committee shall hear proposals for major special district permits and advise the director concerning the approval, denial or modification of these projects based on the purposes, objectives and design controls of the particular special district.
- (b) The committee shall consist of a minimum of seven members as follows:
 - (1) Two architects;
 - (2) Two landscape architects;
 - (3) Two urban planners;
 - (4) State historic preservation officer from the department of land and natural resources or designated representative.

(Added by Ord. 99-12)

Sec. 21-9.20-6 Conflicting regulations.

If any regulation pertaining to the special districts conflicts with any provision contained within Article 3, the more restrictive regulation shall take precedence; provided, however, that this section shall not apply to TOD development regulations enacted pursuant to Section 21-9.100 and accompanying Sections 21-9.100-1, -2, -3, and -4, which shall take precedence in the event of conflict with any underlying Article 3 provision or special district regulation. (Added by Ord. 99-12; Am. Ord. 09-4)

Sec. 21-9.30 Hawaii capital special district.

- (a) As the seat of state and county government, Honolulu enjoys the clustering of government facilities and buildings. Many of the buildings are listed on the state and national registers of historic places. Because of their close proximity, these facilities, and the areas adjacent to them, contribute significantly to the urban design of Honolulu.
- (b) The purpose of this section is to establish a special district to be called the "Hawaii capital special district" and to provide for its protection, preservation, enhancement and orderly development.
- (c) It is also the purpose of this section to emphasize that the Hawaii capital special district and its landmarks are sources of education, pleasure and intangible benefit for the people of the State of Hawaii and to foster civic pride in the beauty of the district and accomplishments of the past.

(Added by Ord. 99-12)

Sec. 21-9.30-1 Objectives.

The objectives of the Hawaii capital special district are:

- (a) To provide safeguards for the preservation and enhancement of buildings and landmarks within the Hawaii capital special district which represent or reflect elements of the state's civic, aesthetic, cultural, social, economic, political and architectural heritage, and encourage new development which is compatible with and complements those buildings and sites.
- (b) To preserve and enhance the park-like setting of the Hawaii capital special district, including its view from the Punchbowl lookout.

(Added by Ord. 99-12)

Sec. 21-9.30-2 District boundaries.

The Hawaii capital special district and its precinct boundaries are shown on Exhibit 21-9.1, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.30-3 Prominent views and historic places.

- (a) The following streets and locations identify important pedestrian and vehicular corridors by which one experiences the Hawaii capital special district, as well as views of the mountains and the waterfront. The design of all proposed projects within the district shall be guided by the required yards as shown on Exhibit 21-9.2, set out at the end of this article.
- (1) Beretania Street between Alapai Street and Alakea Street.
 - (2) The Hotel Street Mall between Alapai Street and Richards Street.
 - (3) Hotel Street between Richards Street and Alakea Street.
 - (4) King Street between South Street and Alakea Street.
 - (5) Kapiolani Boulevard at the intersection of South Street and King Street.
 - (6) Ala Moana Boulevard between Punchbowl Street and the district boundary.
 - (7) Mililani Street and Mall between Halekauwila Street and King Street.
 - (8) Punchbowl Street between Beretania Street and Ala Moana Boulevard.
 - (9) South Street between King and Pohukaina Streets.
 - (10) Richards Street between Halekauwila and Beretania Streets.
 - (11) Alapai Street between King and Beretania Streets.
 - (12) The fifth floor lanais of the State Capitol Building, emphasizing a mauka-makai orientation.
- (b) The following is a listing of sites, structures and objects which are on the state and/or national registers of historic sites and, therefore, are worthy of preservation. They are identified by number on Exhibit 21-9.3, set out at the end of this article.
- (1) Kawaiahao Church and grounds.
 - (2) Adobe School House.
 - (3) Lunalilo Mausoleum.
 - (4) Kekuanaoa Building.
 - (5) Kapuawai Building.
 - (6) Hale Auhau.
 - (7) Kamehameha I Statue.
 - (8) Aliiolani Hale.
 - (9) U.S. Post Office.
 - (10) Hawaiian Electric Building.
 - (11) Honolulu Hale and grounds.
 - (12) Mission Memorial Building Annex.
 - (13) Honolulu Hale Annex (Mission Memorial Building and Auditorium).
 - (14) Iolani Palace and grounds.
 - (15) Iolani Barracks.
 - (16) Royal Burial Ground and Fence.
 - (17) Coronation Bandstand.
 - (18) Captain Cook Memorial Tablet.
 - (19) YWCA and grounds.
 - (20) Banyan tree on the Iolani Palace grounds.
 - (21) Old Archives Building (Attorney General's Building).
 - (22) Hawaii State Library.
 - (23) State Capitol and grounds.
 - (24) Armed Services YMCA and grounds (No. 1 Capitol District).
 - (25) St. Andrew's Cathedral, including St. Andrew's Close, Davies and Tenney Halls and Parke Memorial Chapel adjacent to the cathedral.
 - (26) Washington Place and grounds.
 - (27) Mission Houses.
 - (28) Aloha Tower.
 - (29) Royal Brewery.

- (30) Podmore Building.
- (31) Old Kakaako Fire Station.
- (c) Several other buildings contribute to the character of the district. In reviewing applications for modifications and/or removal of the following structures, efforts to retain them are to be encouraged.
 - (1) St. Andrew's Priory.
 - (2) St. Peter's Church.
 - (3) Aliiolani Hale Annex.
 - (4) Mabel Smythe Building.
 - (5) Harkness Nurses Home.
 - (6) Board of Water Supply Buildings.
 - (7) Arcade Building.
 - (8) 1919 Hawaiian Electric Company Building.

(Added by Ord. 99-12)

Sec. 21-9.30-4 Design controls.

- (a) Landscaping.
 - (1) Open space and yard requirements for each precinct shown on Exhibits 21-9.1 and 21-9.2, respectively, set out at the end of this article, shall be landscaped in accordance with landscape guidelines and regulations contained in this subsection. If no yard or open space requirement is shown, underlying zoning district regulations shall prevail.
 - (2) All required yards shall be landscaped and maintained with a minimum of 75 percent of the area devoted exclusively to plant material rooted directly in the ground or permanently fixed plant containers.
 - (3) Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. A tree shall be planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facades of every parking level.
 - (4) Rooftop parking and mechanical equipment shall be substantially screened and/or painted to soften their appearance from the Capitol building and the Punchbowl lookouts.
 - (5) All required trees shall be provided in conformance with subdivision (8), and shall be a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet. All tree planting shall be in conformance with the requirements and standards shown on Exhibit 21-9.4, except that alternative species, especially native Hawaiian or species long present and common to the Hawaiian Islands, including flowering varieties, shall be encouraged and may be substituted in all instances upon approval by the director. Other exceptions to accommodate special conditions may be approved by the director.
 - (6) Landscaping for the Iolani Palace grounds shall be in conformance with the master plan as approved by the department, the National Council on Historic Preservation and the state department of land and natural resources.
 - (7) Landscaping for the Queen's Medical Center shall include retention of its existing large front lawn along Punchbowl Street, except for the Queen Emma Tower expansion and the HML parking garage authorized by Resolution 04-224, CD1, FD1; necessary driveways providing vehicular access through the campus; and pedestrian accessways. Main entrances that exit to ground level shall include a view of landscaping, including trees wherever possible.
 - (8) Street trees shall be provided along major streets as delineated below, and shown on Exhibit 21-9.4.
 - (A) Beretania Street, except fronting the State Capitol.
 - (i) Species: Monkeypod (*Samanea saman*).
 - (ii) Maximum spacing: 60 feet on center.
 - (iii) Location: Within the required front yard.
 - (B) King Street, except fronting the Iolani Palace grounds and Aliiolani Hale.
 - (i) Species: Rainbow Shower (*Cassia hybrida*) or Monkeypod (*Samanea*

- saman).
 - (ii) Maximum spacing: 50 feet on center.
 - (iii) Location: First five feet of required front yard.
 - (C) Richards Street, except fronting Iolani Palace grounds.
 - (i) Species: Royal Poinciana (*Delonix regia*).
 - (ii) Maximum spacing: 60 feet on center.
 - (iii) Location: First five feet of required front yard.
 - (D) Punchbowl Street.
 - (i) Species: Monkeypod (*Samanea saman*).
 - (ii) Maximum spacing: 60 feet on center.
 - (iii) Location: Within the required front yard.
 - (E) Alapai Street.
 - (i) Species: Monkeypod (*Samanea saman*).
 - (ii) Maximum spacing: 60 feet on center.
 - (iii) Location: Within the required front yard.
 - (F) Ala Moana/Nimitz Highway.
 - (i) Species: Coconut Palm (*Cocos nucifera*).
 - (ii) Maximum spacing: Three palm trees shall be provided per 50 feet of street frontage.
 - (iii) Location: First five feet of required front yard.
 - (G) South Street.
 - (i) Species: Autograph (*Clusea rosea*).
 - (ii) Maximum spacing: 40 feet on center.
 - (iii) Location: Within the required front yard.
 - (H) Alakea Street and Queen Emma Street.
 - (i) Species: False Olive.
 - (ii) Maximum spacing: 20 feet on center.
 - (iii) Location: Within the sidewalk area.
 - (I) Vineyard Boulevard.
 - (i) Species: Monkeypod (*Samanea saman*).
 - (ii) Maximum spacing: 60 feet on center.
 - (iii) Location: Within the required front yard.
 - (9) For all other streets, except those along the State Capitol and Iolani Palace grounds, street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation.
 - (10) If location of street trees in the sidewalk area is infeasible, the tree(s) shall be located in the required front yard.
 - (11) In the event there are no feasible locations for street trees, substitute landscaping may be permitted upon approval by the director.
 - (12) Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved.
 - (13) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.
 - (D) The tree is dead, diseased or otherwise irretrievably damaged.
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
 - (14) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation.
 - (15) Where possible, trees proposed for removal shall be relocated to another area of the project site.
- (b) Design Guidelines for the Historic Precinct.

The following design guidelines shall be used in the design and review of new construction and renovation in the historic precinct. They are intended to promote the concept of "contextualism," wherein new developments are sensitive to the existing historic and other significant structures.

- (1) Roof Treatment. Roof treatment should reflect existing roofscape by using combinations of overhanging eaves and pitches greater than 1:3. Roofing materials should be green or reddish earth-toned tile or gray slate roofing surfaces, or roofing surfaces which closely resemble existing tile or slate roof in color, texture and appearance.
 - (2) Architectural Style. Architectural elements to be encouraged are the open design of arcades, porches, entryways, internal pedestrian spaces and courtyards. New developments should be influenced by the following architectural styles: modified Mediterranean, Spanish mission, Victorian, U.S. Greek revival, Italianate revival, and French second empire.
 - (3) Facade. Facade elements common to the precinct include recessed window openings and strong horizontal lines expressed by combinations of fenestrations, openings, wall edges and decorations. New development should incorporate and employ these elements to visually relate new buildings to adjacent facades of established historic value. Typical is the use of projections, columns, balconies and recessed openings.
 - (4) Color and Surface.
 - (A) Colors and surfaces in the precinct are characterized by being absorptive rather than reflective. The use of shiny metal or reflective surfaces, including paints and smooth or plastic-like surfaces should be avoided. Colors and surfaces which predominate include warm white walls, earth tones, natural colors of stone, coral and cast concrete. Concrete, stone, terra cotta, plaster and wood should be principal finish materials.
 - (B) If the use of metal surfaces is required, they should be used with black or dark earth-toned matte finishes. Copper and brass may be acceptable metal surfaces. Glass surfaces, where used, should be recessed and clear, or of light earth-toned tints.
 - (5) Texture. Characteristic textures include those of stucco, tile, concrete, cut coral, cut stone, cast iron, grass and foliage. Development should employ surface qualities which are sympathetic to historic and original uses of material.
 - (6) Details.
 - (A) Details are of prime interest and importance at the pedestrian scale and constitute an important design element. The use of terra cotta, plaster work, ironwork, ornament painting and sculptural elements is highly encouraged.
 - (B) Respect for historic design including detailing should be maintained on elements such as pavers, curbs, signs, planters, benches, trash cans, fountains, lighting, bus shelters and flag and utility poles.
 - (7) Entry Treatment. Characteristic of places within the precinct is the treatment of building entry which provides comfortable transitions from outside to inside. These elements include arcades and porches recessed or projecting from the building mass.
 - (8) Orientation. In order to protect mauka views within the precinct, new development should be oriented on a mauka-makai axis.
 - (9) Signs. Signs shall not be directly illuminated, have moving parts, luminous paints or reflective materials. Any illumination should be from a detached source shielded from direct view. No box fluorescent signs shall be allowed.
 - (10) Landscape Treatment.
 - (A) Large open spaces, lawns and canopy-type shade trees, fountains and sculptures shall be compatible with the grounds of Iolani Palace and the Capitol building.
 - (B) In small open areas, combinations of ground covers, shrub masses, flowering trees and palms may be used either to introduce rich foliage patterns, for screening purposes, or to provide contrast to large, open lawn areas.
 - (C) Small-scale landscape features such as courtyards, resting places, entrances and intimate gardens are encouraged and should be compatible with, and secondary to, the larger park-like landscape.
- (c) Design Guidelines for Other Precincts.

- (1) Open Space. All parcels shall comply with the minimum open space expressed as a percentage of lot area designated on Exhibit 21-9.1, set out at the end of this article.
 - (2) Visual Impacts. All major development, especially on those parcels and building facades visible and adjacent to the historic precinct, shall be reviewed to ensure that new structures do not visually intrude into the historic precinct. Articulated building walls are encouraged. The use of recessed windows, lanais, projecting eyebrows, offsets in the wall planes and exterior colors may be used to achieve this articulation.
- (d) Height Regulations.
- (1) Heights for all precincts are identified on Exhibit 21-9.1, set out at the end of this article.
 - (2) The director may exempt the following architectural features from the height regulations of the Hawaii capital special district, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Hawaii capital special district.
 - (A) Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.
 - (B) Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 - (C) Decorative or recreational features, including rooftop gardens, planter boxes, flagpoles, parapet walls or ornamental cornices.
 - (3) Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this section.

(Added by Ord. 99-12; Am. Ord. 07-8)

Sec. 21-9.30-5 Project classification.

Refer to Table 21-9.1 to determine whether specific projects will be classified as major, minor, or exempt.

(Added by Ord. 99-12; Am. Ord. 03-37)

Table 21-9.1 Hawaii Capital Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	Directly illuminated signs prohibited in historic precinct
Tree removal over six inches in diameter	m	
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major modification, alteration, addition or repair to historic structures	M	This also includes structures listed in Section 21-9.30-3(c)
Major exterior repair, alteration or addition to nonhistoric structures	m	
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	m/E	Minor in historic precinct only
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor in historic precinct only
Interior repairs, alterations and renovations to all structures	E	
Demolition of historic structures	M	This also includes structures listed in

		Section 21-9.30-3(c)
Demolition of nonhistoric structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Minor for accessory structures

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major

m = Minor

E = Exempt

(Added by Ord. 99-12)

Sec. 21-9.40 Diamond Head special district.

- (a) Diamond Head is a volcanic crater that has been declared a state and national monument. Its natural appearance and prominent public views have special values of local, state, national and international significance and are in danger of being lost or seriously diminished through changes in land use and accompanying land development.
- (b) In accordance with these findings and established public policies, it is necessary to preserve and protect the views of the Diamond Head monument.

(Added by Ord. 99-12)

Sec. 21-9.40-1 Objectives.

The objectives of the Diamond Head special district are:

- (a) To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.
- (b) To preserve and enhance the park-like character of the immediate slopes of the Diamond Head monument, which includes Kapiolani Park.

(Added by Ord. 99-12)

Sec. 21-9.40-2 District boundaries.

The Diamond Head special district boundaries are designated on Exhibit 21-9.5, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.40-3 Prominent public vantage points.

The prominent public vantage points from which significant public views of Diamond Head exist are the following:

- (a) Public Streets.
 - (1) Ala Wai Boulevard from McCully Street to Kapahulu Avenue.
 - (2) Paki Avenue from Kapahulu Avenue to Diamond Head Road.
 - (3) Diamond Head Road.
 - (4) Date Street from the Manoa-Palolo Drainage Canal to Kapahulu Avenue.
 - (5) Campbell Avenue from Kapahulu Avenue to Monsarrat Avenue.
 - (6) Kalakaua Avenue from Kapahulu Avenue to Coconut Avenue.
 - (7) Kapahulu Avenue in the vicinity of the intersection of Date Street and Campbell Avenue.
 - (8) Monsarrat Avenue.
 - (9) 12th Avenue from Maunaloa Avenue to Alohea Avenue.
 - (10) 18th Avenue from Kilauea Avenue to Diamond Head Road.
 - (11) Kilauea Avenue from Elepaio Street to 12th Avenue.
- (b) Public Viewing Sites.
 - (1) Ala Moana Beach, including Magic Island.
 - (2) The beaches extending from the Ala Wai Yacht Harbor to Sans Souci Beach.
 - (3) Kapiolani Park.
 - (4) Honolulu Zoo.
 - (5) Ala Wai Golf Course.
 - (6) Ala Wai Park.
 - (7) Kapaolono Field.
 - (8) Fort Ruger Park (Kahala Triangle Park).
 - (9) Ala Wai Elementary School.
 - (10) Jefferson Elementary School.
 - (11) Waikiki Elementary School.
 - (12) Kilauea Playground.
 - (13) Kaimuki Intermediate School.
 - (14) H-1 Freeway near the Kapahulu Avenue overpass.
 - (15) Punchbowl lookouts.
 - (16) Puu Ualakaa State Park lookout.

(Added by Ord. 99-12)

Sec. 21-9.40-4 Design controls.

Implementation of the district objectives shall consist primarily of landscaping requirements, height limitations and architectural design review. Specific regulations are enumerated below.

- (a) Landscaping.
 - (1) All required yards within the district shall be landscaped and maintained.
 - (2) On the ocean side of Diamond Head, including makai of Kalakaua Avenue, palm trees are appropriate since they convey the tropical characteristics of Hawaii, and provide vertical accents in counterpoint to the high crater behind them.
 - (3) Within the core area, along Diamond Head Road, Monsarrat Avenue and Kalakaua Avenue, all fences or walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all street frontages and landscaped with vine, hedge or other approved planting on the street side(s).
 - (4) Street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation.
 - (5) If location of street trees in the sidewalk area is infeasible, the tree(s) shall be located in the required front yard.
 - (6) In the event there are no feasible locations for street trees, substitute landscaping may be

permitted upon approval by the director.

- (7) Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved.
 - (8) Any tree six inches or greater in trunk diameter located within the core area identified on Exhibit 21-9.5, set out at the end of this article, shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.
 - (D) The tree is dead, diseased or otherwise irretrievably damaged.
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
 - (9) Any tree removed which is visible from any street, park or other public viewing area identified in Section 21-9.40-3(b) shall be replaced by an approved tree of a minimum two-inch caliper or by alternative- approved landscaping material, unless the replacement results in overcrowded vegetation.
 - (10) Where possible, trees proposed for removal shall be relocated to another area of the project site.
 - (11) Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. A minimum two-inch caliper tree, or in the case of palm trees, a minimum trunk height of 15 feet, shall be planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facades of every parking level.
- (b) Heights.
- (1) Height precincts for the district are identified on Exhibit 21-9.5, set out at the end of this article.
 - (2) The director may grant exceptions to special district height limits, not to exceed the height regulations for the underlying zoning district, if the applicant can demonstrate the following:
 - (A) That the proposed construction would not substantially diminish any views from any of the prominent public vantage points described for the special district; or
 - (B) That the extra height is necessary to achieve some public objective of importance. Such demonstrations shall include:
 - (i) Information which provides a basis for the objective in terms of a public need or problem;
 - (ii) Other reasonable alternatives to achieve the objective; and
 - (iii) An appropriate analysis of the alternatives which indicates that the proposed construction is the most beneficial to the public's interest.
 - (3) The director may exempt the following architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Diamond Head special district.
 - (A) Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.
 - (B) Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 - (C) Decorative or recreational features, including rooftop gardens, planter boxes, flagpoles, parapet walls or ornamental cornices.
 - (4) Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this section.
- (c) Architectural Appearance and Character.
- (1) The exterior facades of all structures and structural forms shall be designed to have architectural scale, exterior finish, material, colors, components and features that relate in a compatible manner to nearby existing structures, particularly small-scale development.
 - (2) Materials, finishes and colors, including roofs, shall be nonreflective and subdued in nature.

(Added by Ord. 99-12)

Sec. 21-9.40-5 One-family and two-family detached dwellings.

Duplexes and one-family and two-family detached dwellings shall be exempt from the requirements of the Diamond Head special district, except that those dwellings which are located within the "core area" identified on Exhibit 21-9.5, set out at the end of this article, shall comply with Sections 21-9.40-4(a) and (c).
(Added by Ord. 99-12)

Sec. 21-9.40-6 Project classification.

Refer to Table 21-9.2 to determine whether specific projects will be classified as major, minor, or exempt.
(Added by Ord. 99-12)

Table 21-9.2 Diamond Head Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	m/E	Minor only within "core" area
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major exterior repair, alteration or addition to all structures	m	
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	E	
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor only within "core" area and if visible from street or public vantage points
Interior repairs, alterations and renovations to all structures	E	
Demolition of all structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	E	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Major in "core" area only, except for accessory structures; minor outside "core" area and for accessory structures in "core" area

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major

m = Minor

E = Exempt

(Added by Ord. 99-12)

Sec. 21-9.50 Punchbowl special district.

- (a) The significance of the National Memorial Cemetery of the Pacific as a national monument and as one of Hawaii's important landmarks has long been recognized. Over the years, however, land development and land use changes in the area have posed a serious threat to the views of its slopes and diminished the serenity of the natural appearance and sanctity of the national cemetery and its environs.
- (b) The natural appearance of Punchbowl and the prominent public views of Punchbowl have special values of local, state, national and international significance and are in danger of being lost or further diminished through adjacent and surrounding land development. Therefore, it is necessary to preserve and protect the public views of Punchbowl, and the appearance of its slopes and surrounding areas.

(Added by Ord. 99-12)

Sec. 21-9.50-1 Objectives.

The specific objectives of the Punchbowl district are to:

- (a) Preserve and enhance Punchbowl's form and character as a significant landmark.
- (b) Preserve and enhance the park-like character of the immediate slopes of Punchbowl and its major streets.
- (c) Preserve and enhance significant public views to and from Punchbowl, especially those from the Punchbowl lookouts and long-range views of Punchbowl, by modifying construction projects that would diminish those views.
- (d) Provide landscaping and open space which will enhance views and the general character of the Punchbowl area.
- (e) Preserve, enhance and restore to the extent possible, the serene and scenic qualities within the national cemetery.

(Added by Ord. 99-12)

Sec. 21-9.50-2 Boundaries.

The Punchbowl special district boundaries are designated on Exhibit 21-9.6, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.50-3 Prominent vistas and viewing areas.

Prominent vistas and viewing areas are identified on Exhibit 21-9.7, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.50-4 Design controls.

Implementation of the district objectives shall consist primarily of height and lot coverage limits, architectural design review and landscaping controls. Specific regulations are enumerated below.

- (a) Height Regulations.
 - (1) The district's height limit precincts are delineated on Exhibit 21-9.6, set out at the end of this

- article.
- (2) The maximum heights of structures at the required front yard shall not exceed 15 feet. An additional height setback equal to one foot for each two feet in height shall be provided to extend a maximum of 30 feet from the street property line, at which point the permitted maximum height shall prevail.
 - (3) The director may grant exceptions to zero height limits, not to exceed the height regulations for the underlying zoning district, if the applicant can demonstrate the following:
 - (A) That the proposed construction would not substantially diminish any views of Punchbowl from any of the prominent vistas and viewing areas identified on Exhibit 21-9.7, set out at the end of this article; or
 - (B) That the extra height is necessary to achieve some public objective of importance. Such demonstrations shall include:
 - (i) Information which provides a basis for the objective in terms of a public need or problem;
 - (ii) Other reasonable alternatives to achieve the objective; and
 - (iii) An appropriate analysis of the alternatives which indicate that the proposed construction is the most beneficial to the public's interest.
 - (4) The director may exempt the following architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Punchbowl special district.
 - (A) Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.
 - (B) Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 - (C) Decorative or recreational features, including rooftop gardens, planter boxes, flagpoles, parapet walls or ornamental cornices.
 - (5) Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this subsection.
- (b) **Maximum Building Area.** In addition to the requirements for maximum building area in underlying residential, apartment and apartment mixed use zoning districts, the percentage of maximum building area for zoning lots in business, business mixed use and industrial districts shall be 50 percent.
- (c) **Architectural Appearance and Character.**
- (1) Articulated facades are encouraged to break up building mass. The use of recessed windows, lanais, projecting eyebrows, offsets in the wall planes and exterior colors may be used to achieve this articulation.
 - (2) Materials, finishes and colors, including roofs, shall be nonreflective and subdued in appearance.
- (d) **Required Yards.**
- (1) The minimum required front yard shall be as designated by the underlying zoning district, except that those streets identified as major streets on Exhibit 21-9.7, set out at the end of this article, shall have a minimum 20-foot front yard.
- (e) **Landscaping.**
- (1) All required yards shall be landscaped.
 - (2) Street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation.
 - (3) If location of street trees in the sidewalk area is infeasible, the tree(s) shall be located in the required front yard.
 - (4) In the event there are no feasible locations for street trees, substitute landscaping may be permitted upon approval by the director.
 - (5) Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved.
 - (6) Flat rooftop areas visible from the Punchbowl lookout shall incorporate landscaping and/or

architectural features, such as screening, to substantially offset any adverse visual impact on views from the lookout areas.

- (7) All fences and walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all streets identified as major streets on Exhibit 21-9.7, set out at the end of this article, and landscaped with vine or hedge planting or other approved vegetation on the street side. The setback and landscaping requirement may be waived by the director if the wall is moss rock or similar material.
- (8) Any tree six inches or greater in trunk diameter, located within the "core area," or along major streets, as identified on Exhibits 21-9.8 and 21-9.7, respectively, set out at the end of this article, shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area;
 - (B) Appropriate development of the site cannot be achieved without removal of the tree;
 - (C) The tree is a hazard to the public safety or welfare;
 - (D) The tree is dead, diseased or otherwise irretrievably damaged;
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
- (9) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper or by alternative-approved landscaping material, unless the replacement results in overcrowded vegetation.
- (10) Where possible, trees proposed for removal shall be relocated to another area of the project site.
- (11) Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. A minimum two-inch caliper tree, or in the case of palm trees, a minimum trunk height of 15 feet shall be planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facade of every parking level.

(Added by Ord. 99-12)

Sec. 21-9.50-5 One-family and two-family detached dwellings.

Duplexes and one-family and two-family detached dwellings shall be exempt from the requirements of the Punchbowl special district, except that those dwellings which are located in the "core area" identified on Exhibit 21-9.8, set out at the end of this article, shall comply with Section 21-9.50-4(c) and (e).

(Added by Ord. 99-12)

Sec. 21-9.50-6 Project classification.

Refer to Table 21-9.3 to determine whether specific projects will be classified as major, minor, or exempt.

(Added by Ord. 99-12)

Table 21-9.3 Punchbowl Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	m/E	Minor in "core" area or along major streets
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	m/E	Minor in "core" area if results in greater than 15-foot change in elevation

Major exterior repair, alteration or addition to all structures	m	
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	E	
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor only within "core" area and if visible from viewing areas
Demolition of all structures	E	
Interior repairs, alterations and renovations to all structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	E	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Major in "core" area only, except for accessory structures; minor outside "core" area and for accessory structures in "core" area

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major
m = Minor
E = Exempt

(Added by Ord. 99-12)

Sec. 21-9.60 Chinatown special district.

- (a) Chinatown is the oldest section of downtown Honolulu. In addition to its historic role in the growth of the city, and its architectural significance as reflected in its placement on the National Register of Historic Places, it reflects a dynamic ethnic population and business community.
- (b) However, like other central city areas, it has faced numerous physical, social and economic problems in the past, resulting in the deterioration of commercial and residential structures, a decline in business activity

and an erosion in housing stock. While government programs, including urban renewal and tax incentives for renovation of older buildings, have been introduced to address these problems, there is a concern that architectural and historic elements of the district may still be lost. Further, Chinatown's location adjacent to the central business district continues to produce pressures to redevelop the area to a higher density.

- (c) Therefore, it is necessary to preserve the historic significance and architectural characteristics of Chinatown, and to ensure the compatibility of new development within this context. The perpetuation of architectural character dominant during the 1880s to the 1940s is particularly important.

(Added by Ord. 99-12)

Sec. 21-9.60-1 Overall objectives.

The overall objectives of the Chinatown district are as follows:

- (a) Help promote the long-term economic viability of the Chinatown district as a unique community of retail, office and residential uses.
- (b) Retain the low-rise urban form and character of the historic interior core of Chinatown while allowing for moderate redevelopment at the mauka and makai edges of the district.
- (c) Retain and enhance pedestrian-oriented commercial uses and building design, particularly on the ground level.
- (d) Preserve and restore, to the extent possible, buildings and sites of historic, cultural and/or architectural significance, and encourage new development which is compatible with and complements these buildings and sites, primarily through building materials and finishes, architectural detailing and provisions for pedestrian amenities, such as storefront windows and historic signage details.
- (e) Improve traffic circulation with emphasis on pedestrian linkages within and connecting outside Chinatown.
- (f) Retain makai view corridors as a visual means of maintaining the historic link between Chinatown and the harbor.
- (g) Encourage a variety of signage and graphics that reflect and complement the district's ethnic vitality and diversity, and which are compatible with and complement buildings and sites within the district.
- (h) Encourage outdoor lighting for the purpose of contributing to a lively, friendly, and safe urban environment.

(Added by Ord. 99-12)

Sec. 21-9.60-2 District boundaries.

The Chinatown special district and its three precinct boundaries are designated on Exhibit 21-9.9, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.60-3 Prominent view corridors.

- (a) Maunakea Street and Nuuanu Avenue are makai view corridors, and provide a visual connection between Honolulu Harbor and the heart of Chinatown, reflecting the historic ties between the two areas.
- (b) In addition, the street level view along River Street, in an ewa direction, including Aala Park, is an important public viewing area.

(Added by Ord. 99-12)

Sec. 21-9.60-4 Historic and architecturally significant structures.

- (a) The Chinatown and Merchant Street historical districts, as included on the National Register of Historic Places, are identified on Exhibit 21-9.10, set out at the end of this article.
- (b) Structures within the Chinatown special district that are of historic and architectural significance are identified on Exhibit 21-9.10-A, set out at the end of this article.

(Added by Ord. 99-12)

Sec. 21-9.60-5 Design controls.

- (a) Implementation of the district objectives shall consist primarily of open space, landscaping and yard regulations, use regulations, architectural review and sign controls. Specific regulations are enumerated below.
- (b) Unless specified herein, all development shall comply with the underlying district permitted uses and development standards, including density.

(Added by Ord. 99-12)

Sec. 21-9.60-6 Mauka precinct objectives.

- (a) Provide multifamily dwellings for a range of household incomes, while supporting and contributing to Chinatown's retail-commercial function, particularly at street level.
- (b) Create a transition between the high-rise Kukui Urban Renewal district and the low-rise historic core of Chinatown.
- (c) Promote pedestrian movement and linkages within the district by providing pedestrian malls and adequate sidewalks.
- (d) Provide commercial, cultural, recreational and public facilities for residents by encouraging them on the ground floor street exposure of buildings.

(Added by Ord. 99-12)

Sec. 21-9.60-7 Mauka precinct development standards.

- (a) Maximum Heights.
 - (1) Within the mauka precincts, height limits are identified on Exhibit 21-9.9, set out at the end of this article.
 - (2) To minimize the visual intrusion of towers on Chinatown streetscapes, the following height setback shall apply to any portion of a building over 40 feet in height: Each foot of additional height shall be set back one foot from every front property line for the first 40 feet measured horizontally across the lot (refer to sketch on Exhibit 21-9.9, set out at the end of this article).
- (b) Open Space and Landscaping.
 - (1) Where there are low-level rooftops, roof gardens should be provided, particularly for residents. Otherwise, open space is encouraged in the form of landscaped interior courts.
 - (2) With the exception of Beretania and River Streets, street trees shall not be required. Any trees planted within a front yard or sidewalk area shall take into consideration the objectives of the district, including the provisions of sidewalk canopies, a strong continuous street frontage and traffic safety.
 - (3) Along Beretania and River Streets, street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation. If location of street trees in the sidewalk area is infeasible, the tree(s) may be located within the front yard, if present. In the event there are no feasible locations for street trees, the director may approve substitute landscaping or waive this requirement.
 - (A) Along Beretania Street, street trees shall strengthen the streetscape image of this major travel corridor, and help maintain a human-scaled orientation at the ground level.
 - (B) Along River Street, street trees shall help to emphasize this "edge" of Chinatown, and shall serve as a transition to Aala Park.
 - (4) The block bounded by Smith, Beretania, Pauahi and Maunakea Streets shall have an informal, landscaped character with large canopy form trees.
- (c) Required Yards. There shall be a minimum front yard of 15 feet along Beretania Street. There shall be no required front yards along other streets.
- (d) Permitted Uses.
 - (1) In addition to required entryways, ground level spaces should be for uses which contribute to a vital streetscape. Appropriate uses include retail-commercial and light manufacturing.
 - (2) Parking may be located on any level within a block's interior.
- (e) Design Guidelines.
 - (1) Except for those facades fronting Beretania Street, street facades shall meet the requirements of Section 21-9.60-12, street facade guidelines.
 - (2) Buildings above 40 feet shall avoid a long axis aligned in an ewa-diamond head direction. Their design shall relate to the lower level street facades, including architectural scale, embellishments, color and detailing.

(Added by Ord. 99-12)

Sec. 21-9.60-8 Historic core precinct objectives.

Historic core precinct objectives are as follows:

- (a) Encourage the retention and renovation of buildings of historic, architectural or cultural value.
- (b) Ensure the design compatibility of new structures with historic structures through low building heights, continuous street frontages and characteristic street facade elements.
- (c) Encourage the continuation and concentration of the long-established ethnic retail and light manufacturing activities by providing space for these uses particularly on the ground level.
- (d) Encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct's social and economic vitality.

(Added by Ord. 99-12; Am. Ord. 04-30)

Sec. 21-9.60-9 Historic core precinct development standards.

- (a) **Maximum Heights.**
Within the historic core precinct, new structures shall not exceed 40 feet.
- (b) **Open Space and Landscaping.**
 - (1) Open space is encouraged in the form of small-scaled interior landscaped courtyards and interior pedestrian walkways.
 - (2) Street trees shall not be required. Any trees planted within a front yard or sidewalk area shall take into consideration the objectives of the precinct, especially the desire for continuous building frontages and sidewalk canopies, as well as traffic and pedestrian safety.
 - (3) Along Hotel Street, street trees may complement its strong retail character and public transit corridor function. They shall be a minimum of two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation.
- (c) **Required Yards.**
 - (1) There shall be no required yards.
 - (2) All buildings on the same block face shall form a continuous street facade, except for necessary driveways, pedestrian entryways and small open space pockets.
- (d) **Permitted Uses.** Ground floor spaces should be used exclusively for retail commercial uses, or light food manufacturing of an ethnic nature such as noodle-making, compatible with the objectives for Chinatown. Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor.
- (e) **Parking Exemption.** Dwelling units within the 40-foot height limit shall be exempt from off-street parking requirements.
- (f) **Design Guidelines.** All street facades shall meet the requirements of Section 21-9.60-12, street facade guidelines.

(Added by Ord. 99-12; Am. Ord. 04-30)

Sec. 21-9.60-10 Makai precinct objectives.

Makai precinct objectives are as follows:

- (a) Provide for expansion of housing and office development from the central business district, compatible with the overall revitalization of Chinatown, including an active retail-oriented ground level and distinctive facade treatments.
- (b) Create a transition between the high-rise central business district and the historic core of Chinatown.
- (c) Provide a visible connection between Nimitz Highway and the interior of Chinatown.
- (d) Develop a continuous street landscaping theme along Nimitz Highway to emphasize its role as a major accessway into the central business district and Waikiki.

(Added by Ord. 99-12)

Sec. 21-9.60-11 Makai precinct development standards.

- (a) **Maximum Heights.**
 - (1) Within the makai precinct, height limits are identified on Exhibit 21-9.9, set out at the end of this

- article.
- (2) To minimize the visual intrusion of towers on Chinatown streetscapes, the following height setback shall apply to any portion of a building over 40 feet in height: Each foot of additional height shall be set back one foot from every front property line for the first 40 feet measured horizontally across the lot (refer to sketch on Exhibit 21-9.9, set out at the end of this article).
- (b) Open Space and Landscaping.
- (1) Where there are low-level rooftops, roof gardens should be provided. Otherwise, open space shall be provided in the form of landscaped front yards along Nimitz Highway. Landscaped interior courts are also encouraged.
 - (2) With the exception of Nimitz Highway, street trees shall not be required.
 - (3) Along Nimitz Highway, three coconut palm trees (*Cocos nucifera*) shall be provided for every 50 feet of street frontage. Palm trees with a minimum trunk height of 15 feet shall be clustered together rather than evenly spaced. In addition, all parking structures fronting Nimitz Highway shall have planter boxes along the length of the facade on all floors. *Bougainvillea* shall be planted and maintained in these planter boxes. The director may approve substitute plants due to physical constraints.
- (c) Required Yards. There shall be a minimum front yard of 10 feet along Nimitz Highway. There shall be no required front yards along other streets.
- (d) Permitted Uses.
- (1) In addition to required entryways, ground level spaces should be for uses which contribute to a vital streetscape. Appropriate uses include retail shops, community centers and light manufacturing. Lower levels other than the ground level should be used for residential, office or other commercial uses.
 - (2) Parking may be located on any level within a block's interior and fronting Nimitz Highway.
- (e) Design Guidelines.
- (1) Except for those facades fronting Iwilei Road and Nimitz Highway, all facades shall meet the requirements of Section 21-9.60-12, street facade guidelines.
 - (2) Parking structures should have vehicular entrances and exits on Nimitz Highway, when practical.
 - (3) Buildings above 40 feet shall avoid a long axis aligned in an ewa-diamond head direction. Their design shall relate to the design of the lower level street facades, including architectural scale, embellishments, color and detailing.

(Added by Ord. 99-12)

Sec. 21-9.60-12 Street facade guidelines.

- (a) Building Materials, Colors and Textures.
- (1) Building finishes should be of materials such as wood, brick, stone, masonry and plaster. Brick and stone are particularly appropriate.
 - (2) Where existing buildings are to be rehabilitated, any underlying natural finishes should be retained. To expose brick facades, sand blasting and other cleaning methods that will damage the historic building materials should not be undertaken.
 - (3) The colors of natural materials should predominate. Accent colors may be used on trim and details around window and door openings.
- (b) Architectural Design.
- (1) Building facades or fenestration should be "contextual" to existing structures, and incorporate representative architectural features, such as arches, lintel columns, cornices and varied parapets. Uninterrupted blank walls shall be avoided.
 - (2) Storefronts shall be as open as possible to reveal merchandise within and create an inviting environment. Closed fronts shall use as much glass as possible. A typical storefront should have double doors centered between splayed display windows, or flat display windows and clerestory windows above.
 - (3) Above the ground floor, there shall be a regulated "rhythm" to the facades, particularly expressed through window treatments and other detailing.
 - (4) Facades oriented along streets should have canopies at approximately the first floor ceiling level,

extending over the sidewalk to 30 inches from the street curb. Where necessary for public safety, lighting under canopies shall be provided.

- (c) Streetscape. Street furnishings include planters, benches, street signs, lampposts, sidewalk paving and covered shelters. They shall be designed to complement the designs of older facades. Styles and detailing inappropriate to Chinatown's period of significance, which is from the 1880s to the 1940s, shall not be permitted.
- (d) Signs and Graphics.
 - (1) Lettering should be reminiscent of styles used from the turn of the century to the 1940s.
 - (2) Symbols, shapes and objects used as signs (such as barber poles) are encouraged.
 - (3) Use of calligraphy and/or Asian characters and symbols on signs and storefront decorations for ethnic-related functions is also encouraged.
 - (4) The following sign provisions shall apply to the Chinatown special district and shall supersede the specific district sign standards enumerated in Section 21-7.40:
 - (A) Not more than four business signs per ground floor establishment with building frontage may be permitted, provided that the maximum sign area for each ground floor establishment does not exceed two square feet for each lineal foot of building frontage of the establishment. Signs may be of the following types: hanging, marquee fascia, or wall signs. Ground floor establishments in multistory buildings also may use one projecting sign as one of the signs and as part of the total sign area permitted for each establishment, subject to the following additional limitations: (i) the sign shall be located on the second floor, above the establishment, and (ii) the sign shall not exceed 18 square feet in area. A projecting sign permitted under this paragraph shall not be deemed to be an off-premises sign under Section 21-7.30(b).
 - (B) One of the following signs per building frontage of the building may be erected:
 - (i) One wall sign for building identification purposes (not to exceed 24 square feet in area) or for directory purposes (not to exceed 12 square feet in area);
 - (ii) One ground sign, not to exceed 12 square feet in area, for building identification or directory purposes; or
 - (iii) One garden sign, not to exceed six square feet in area, for building identification or directory purposes.The sign shall be counted as one of the signs permitted in paragraph (A) for each ground floor establishment, and the sign area shall count as part of the total sign area permitted for all ground floor establishments on the building side on which the sign is located; provided that this sentence shall not apply to building identification signs which are in existence on October 1, 1998 and which are certified by the state historic preservation officer as authentic to the period of the Chinatown special district. A wall sign shall not extend above the exterior wall of the building or exceed a height of 40 feet, whichever is the lower height. Ground signs shall be limited to a maximum height of 10 feet. Notwithstanding the foregoing, no ground or garden signs shall be permitted within the historic core precinct.
 - (C) For each second floor establishment with building frontage, one wall identification sign may be permitted. The maximum sign area for such an establishment shall be six square feet.
 - (D) Projecting signs shall not extend above the roof level or top of the parapet, whichever is higher; provided that on buildings with more than two stories, the projecting signs shall not extend above the second story.
 - (5) Direct and indirect illumination will be encouraged and allowed for all sign types, provided that (i) garden signs shall not be directly illuminated; (ii) for each ground floor establishment, not more than two permitted signs shall be illuminated; and (iii) directly illuminated signs shall be neon or bulbs that are affixed to the exterior of signs, and shall be appropriate to the period and ambiance of Chinatown. Box fluorescents are prohibited.
 - (6) No sign shall extend over window openings and trims, or architectural features and embellishments (e.g., cornices, lintels, arches, rosettes, etc.).

- (7) Exceptions to these sign requirements may be permitted by the director when it can be demonstrated that such exemptions are appropriate to the Chinatown special district.
 - (8) See Article 7, except Section 21-7.40, for additional sign requirements.
 - (e) **Outdoor Lighting.** Outdoor lighting that highlights and accents the building facade is encouraged. Light fixtures shall be shielded from street view and be integrated with the architectural design of the building. Lighting shall be subdued or shielded so as to prevent glare and light trespass onto surrounding properties and public rights-of-way.
- (Added by Ord. 99-12)

Sec. 21-9.60-13 Project classification.

- (a) Refer to Table 21-9.4 to determine whether specific projects will be classified as major, minor, or exempt.
 - (b) Projects involving the demolition of, or the major or minor exterior repair, alteration or addition to structures listed on Exhibit 21-9.10-A, set out at the end of this article, may be referred to the state historic preservation officer and other appropriate agencies for review.
- (Added by Ord. 99-12)

Table 21-9.4 Chinatown Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	E	
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major exterior repair, alteration or addition to all structures	M/m	Major for structures listed on Exhibit 21-9.10-A
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	m/E	Minor for structures listed on Exhibit 21-9.10-A
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor if visible from street
Interior repairs, alterations and renovations to all structures	E	
Demolition of structures	M/m/E	Major for structures listed on Exhibit 21-9.10-A. Exempt for accessory structures such as sheds
Fences and walls	E	
Streetscape improvements, including street landscaping, street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	

Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Minor for accessory structures

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major

m = Minor

E = Exempt

(Added by Ord. 99-12)

Sec. 21-9.70 Thomas Square/Honolulu Academy of Arts special district.

- (a) Thomas Square and the Honolulu Academy of Arts are designated for preservation on the state and National Register of Historic Places. Thomas Square is an urban park with a formal symmetrical design. It has historic significance as the site where the sovereignty of the Hawaiian kingdom was restored to King Kamehameha III by Great Britain. It is a focal point for the Honolulu Academy of Arts, the Neal S. Blaisdell Center and Linekona School and has been increasingly used for recreation and special activities. The Academy of Arts has architectural significance as an example of nationally renowned architect Bertram Goodhue's work, and cultural significance as a major art gallery and museum.
- (b) Without special controls, high-rise buildings in the immediate vicinity will have a negative impact on the serenity of these two landmarks. In view of this threat, and established public policies to protect important resources, it is necessary to preserve and protect Thomas Square and the Honolulu Academy of Arts.

(Added by Ord. 99-12)

Sec. 21-9.70-1 Objectives.

The objectives of the Thomas Square/Honolulu Academy of Arts special district are as follows:

- (a) Preserve and enhance Thomas Square's formal park design by modifying construction projects which would diminish its serene and scenic quality.
- (b) Protect the serene scenic quality of the interior courts of the Honolulu Academy of Arts by prohibiting the visual intrusion of neighboring high-rise buildings.
- (c) Create a landscaping theme which takes into consideration the park qualities of Thomas Square and the Honolulu Academy of Arts, and the transition from these two low-rise sites to taller developments nearby and their location as a gateway to the Hawaii capital district.
- (d) Notwithstanding the underlying zoning, the Honolulu Academy of Arts shall be treated as a principal permitted use within the Thomas Square/Honolulu Academy of Arts special district.

(Added by Ord. 99-12)

Sec. 21-9.70-2 District boundaries.

The boundaries of the district are shown on Exhibit 21-9.11, set out at the end of this article. (Added by Ord. 99-12)

Sec. 21-9.70-3 Significant public views.

The following are significant public views within the Thomas Square/Honolulu Academy of Arts special district.

- (a) Views of Thomas Square from Ward Avenue, Victoria Street, Beretania Street, Hotel Street, Young Street, King Street, the Neal S. Blaisdell Center and the Honolulu Academy of Arts.
 - (b) Views of the Honolulu Academy of Arts and the Neal S. Blaisdell Center from Thomas Square.
 - (c) Views from the academy courtyards skywards.
- (Added by Ord. 99-12)

Sec. 21-9.70-4 Design controls.

Implementation of the district objectives shall consist primarily of open space requirements, building height limitations, yard requirements, tree plantings along streets and sign controls. Specific regulations are enumerated below.

The district shall consist of four precincts as indicated on Exhibit 21-9.11, set out at the end of this article.

Special restrictions for the precincts are as follows:

- (a) Open Space. The percentage of open space shall be as required by the underlying zoning district, except for the following precincts:
 - (1) One hundred percent for precinct one, Thomas Square. The intent is to maintain the existing character and landscape elements in the square and to prohibit all permanent structures except for public rest rooms and the enhancement and function of the landscaped square as a passive park.
 - (2) Fifty percent for precinct two, Honolulu Academy of Arts. The intent is to maintain a maximum amount of open space along Beretania Street to complement and extend the landscaped qualities of Thomas Square.
 - (3) Sixty percent for Neal S. Blaisdell Center within precinct three. The intent is to maintain a park-like setting for the structures of the center by maximizing landscaping on the site and extending the visual open space qualities of Thomas Square along Ward Avenue to and including Kapiolani Boulevard.
- (b) Building Heights and Setbacks.
 - (1) Permitted maximum heights of buildings and structures, and height setbacks shall be as indicated in Exhibits 21-9.11 and 21-9.12, set out at the end of this article.
 - (2) The director may exempt the following architectural features from the height regulations, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Thomas Square/Honolulu Academy of Arts special district.
 - (A) Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.
 - (B) Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 - (C) Decorative or recreational features, including rooftop gardens, planter boxes, flagpoles, parapet walls or ornamental cornices.
 - (3) Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this subsection.
- (c) Landscaping.
 - (1) All required yards shall be landscaped and maintained with a minimum of 75 percent of the area devoted exclusively to plant material rooted directly in the ground or permanently fixed plant containers.
 - (2) Street trees shall be provided in conformance with subdivision (4) of this subsection and shall be a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet. Exceptions to the provisions of this subsection to accommodate special conditions shall be reviewed and may be approved by the director.
 - (3) Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. One tree shall be

planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facade of every parking level.

- (4) The character and standards for major landscaping in the sidewalk area and required yards are delineated below. All tree planting shall be in conformance with the requirements and standards shown on Exhibit 21-9.4, set out at the end of this article, except that alternative species, especially native Hawaiian or species long present and common to the Hawaiian islands, including flowering varieties, shall be encouraged and may be substituted in all instances upon approval by the director.
- (A) Thomas Square and the Honolulu Academy of Arts.
 - (i) Unless otherwise provided, all landscaping and tree planting located in, or adjacent to required yards shall be subject to review and approval.
 - (ii) All new landscaping and tree planting shall preserve, enhance and complement the existing trees and landscaping.
 - (B) Kinau Street and Victoria Street (from Kinau Street to H-1 Freeway).
 - (i) Character. Continuous planting of medium- sized canopy street trees between the sidewalk and buildings to provide a transition of scale to taller structures.
 - (ii) Street tree species: Alibangbang (*Bahina binata*).
 - (iii) Maximum spacing: 25 feet on center.
 - (iv) Location: In the sidewalk area.
 - (C) Beretania Street (except from Ward Avenue to Victoria Street).
 - (i) Character. A major approach street to the Hawaii capital district with a continuous canopy of large trees. Hedges, walls, fences and high plant material or shrubs near the sidewalk would not be appropriate.
 - (ii) Street tree species: Monkeypod (*Samanea saman*) or True Kou (*Cordia Subcordata*).
 - (iii) Maximum spacing: 60 feet on center.
 - (iv) Location: Within the required front yard.
 - (v) Other landscaping and landscape elements: Shall not exceed two feet in height within the first 10 feet of the front yard, including fences and walls.
 - (D) Hotel Street and Young Street.
 - (i) Character. A formal continuation of the entry walks focusing on the fountain and banyan trees of Thomas Square with preservation of views to and from Thomas Square.
 - (ii) Street tree species: Alibangbang (*Bahina binata*).
 - (iii) Maximum spacing: 25 feet on center.
 - (iv) Location: In the sidewalk area.
 - (E) South King Street (except from Ward Avenue to Victoria Street).
 - (i) Character. A major street of flowering trees. Other trees and landscaping should give evidence of variety to contrast and complement the continuity of the street trees.
 - (ii) Street tree species: Rainbow Shower (*Cassia hybrida*) or Monkeypod (*Samanea saman*).
 - (iii) Maximum spacing: 30 to 50 feet on center for Rainbow Shower and 50 feet on center for Monkeypod.
 - (iv) Location: First five feet of required front yard.
 - (F) Ward Avenue (from South King Street to H-1 Freeway except for the diamond head side at Thomas Square and the Honolulu Academy of Arts) and Victoria Street (from South King Street to Kinau Street except for the ewa side at Thomas Square and the Honolulu Academy of Arts).
 - (i) Character. Large canopy trees to complement the Honolulu Academy of

- Arts and Thomas Square and provide continuity of streetscape from Kapiolani Boulevard to the H-1 Freeway.
- (ii) Street tree species: Royal Poinciana (*Delonix regia*): in combination with Monkeypod (*Samanea saman*) opposite Thomas Square only.
 - (iii) Maximum spacing: 60 feet on center.
 - (iv) Location: Within the first five feet of the front yard.
 - (v) Other landscaping and landscape elements: Fronting Thomas Square and the Honolulu Academy of Arts shall not exceed two feet in height within the first 10 feet of the front yard.
- (G) Ward Avenue (from Kapiolani Boulevard to South King Street) and South King Street (makai side from Ward Avenue to Victoria Street).
- (i) Character. Extension of the open "palm grove" at the Neal S. Blaisdell Center with interspersed lower canopy planting to vary scale and provide color along the street, and to provide continuity of streetscape from Kapiolani Boulevard to the H-1 Freeway.
 - (ii) Street tree species: Royal Poinciana (*Delonix regia*), and coconut palm (*Cocos nucifera*).
 - (iii) Quantity. Three palm trees and one Royal Poinciana tree shall be provided per 100 feet of street frontage.
 - (iv) Location: Palm trees within the front yard and informally grouped; Royal Poinciana trees within five feet of the front yard and interspersed with the palms. Royal Poinciana trees shall be used only on the ewa side of Ward Avenue and along the front of the Neal S. Blaisdell Center Exhibition Hall.
 - (v) Other landscaping and landscape elements: Shall not exceed two feet in height except at the last five feet of the front yard.
- (H) Except as provided, all fences or walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all street frontages and landscaped with vine, hedge or other approved planting on the street side(s).
- (5) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
- (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.
 - (D) The tree is dead, diseased or otherwise irretrievably damaged.
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
- (6) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of minimum two-inch caliper or by alternative-approved landscaping material, unless the replacement results in overcrowded vegetation.
- (7) Where possible, trees proposed for removal shall be relocated to another area of the project site.
- (d) Signs. Signs which directly front Thomas Square and/or the Honolulu Academy of Arts shall not be directly illuminated, have moving parts, luminous paints or reflective materials. Any illumination shall be from a detached source shielded from direct view. Box fluorescent signs shall not be allowed.
- (e) Exterior Lighting. Lighting fronting Thomas Square and/or the Honolulu Academy of Arts shall recognize the serene quality of these resources, and shall be subdued so as not to produce glare to surrounding property and public viewing areas. Fluorescent or high intensity lamps shall not be permitted.
- (Added by Ord. 99-12)

Sec. 21-9.70-5 Project classification.

Refer to Table 21-9.5 to determine whether specific projects will be classified as major, minor, or exempt.
(Added by Ord. 99-12)

Table 21-9.5

Thomas Square/Honolulu Academy of Arts Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	Directly illuminated signs prohibited fronting Thomas Square
Tree removal over six inches in diameter	m/E	Minor in front yard and sidewalk area only
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major exterior modification, alteration, repair or addition to Thomas Square or Honolulu Academy of Arts	M	
Major exterior repair, alteration or addition to all structures except Thomas Square or Honolulu Academy of Arts	m	
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	m/E	Minor only when involving Thomas Square or Honolulu Academy of Arts
Interior repairs, alterations and renovations to all structures	E	
Demolition of historic structures	M	
Demolition of nonhistoric structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	m	

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major

m = Minor

E = Exempt

(Added by Ord. 99-12)

Sec. 21-9.80 Waikiki special district--Findings.

- (a) To the world, Waikiki is a recognized symbol of Hawaii; and the allure of Waikiki continues, serving as the anchor for the state's tourist industry. In addition to its function as a major world tourist destination, Waikiki serves as a vital employment center and as a home for thousands of full-time residents.
- (b) The creation of the Waikiki special district was largely a response to the rapid development of the 1960s and 1970s, and the changes produced by that development. Now, Waikiki can be described as a mature resort plant and residential locale. Waikiki needs to maintain its place as one of the world's premier resorts in an international market; yet, the sense of place that makes Waikiki unique needs to be retained and enhanced.
- (c) Because of the city's commitment to the economic, social and physical well-being of Waikiki, it is necessary to guide carefully Waikiki's future and protect its unique Hawaiian identity.

(Added by Ord. 99-12)

Sec. 21-9.80-1 Waikiki special district--Objectives.

The objectives of the Waikiki special district are to:

- (a) Promote a Hawaiian sense of place at every opportunity.
- (b) Guide development and redevelopment in Waikiki with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic, cultural, community and scenic resources.
- (c) Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikiki.
- (d) Provide for a variety of compatible land uses which promote the unique character of Waikiki, emphasizing mixed uses.
- (e) Support efficient use of multimodal transportation in Waikiki, reflecting the needs of Waikiki workers, businesses, residents, and tourists. Encourage the use of public transit rather than the private automobile, and assist in the efficient flow of traffic.
- (f) Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration. Waikiki is a mature, concentrated urban area with a large number of nonconforming uses and structures. The zoning requirements of this special district should not, therefore, function as barriers to desirable restoration and redevelopment lest the physical decline of structures in Waikiki jeopardize the desire to have a healthy, vibrant, attractive and well-designed visitor destination.
- (g) Enable the city to address concerns that development maintain Waikiki's capacity to support adequately, accommodate comfortably, and enhance the variety of worker, resident and visitor needs.
- (h) Provide opportunities for creative development capable of substantially contributing to rejuvenation and revitalization in the special district, and able to facilitate the desired character of Waikiki for areas susceptible to change.
- (i) Encourage architectural features in building design which complement Hawaii's tropical climate and ambience, while respecting Waikiki's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.
- (j) Maintain, and improve where possible: mauka views from public viewing areas in Waikiki, especially from public streets; and a visual relationship with the ocean, as experienced from Kalakaua Avenue, Kalia Road and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral, to the beach and the Ala Wai Canal.
- (k) Maintain a substantial view of Diamond Head from the Punchbowl lookouts by controlling building heights in Waikiki that would impinge on this view corridor.
- (l) Emphasize a pedestrian-orientation in Waikiki. Acknowledge, enhance and promote the pedestrian experience to benefit both commercial establishments and the community as a whole. Walkway systems shall be complemented by adjacent landscaping, open spaces, entryways, inviting uses at the ground level,

street furniture, and human-scaled architectural details. Where appropriate, open spaces should be actively utilized to promote the pedestrian experience.

- (m) Provide people-oriented, interactive, landscaped open spaces to offset the high-density urban ambience. Open spaces are intended to serve a variety of objectives including visual relief, pedestrian orientation, social interaction, and fundamentally to promote a sense of "Hawaiianess" within the district. Open spaces, pedestrian pathways and other ground level features should be generously supplemented with landscaping and water features to enhance their value, contribute to a lush, tropical setting and promote a Hawaiian sense of place.
 - (n) Support a complementary relationship between Waikiki and the convention center.
- (Added by Ord. 99-12)

Sec. 21-9.80-2 District boundaries and land use control system.

- (a) The district is identified on Exhibit 21-9.13.
- (b) Within the district there are four types of zoning precincts and one type of zoning subprecinct, the boundaries of which are indicated on Exhibit 21-9.13, set out at the end of this article.

(Added by Ord. 99-12)

Sec. 21-9.80-3 Prominent view corridors and historic properties.

- (a) The following streets and locations identify significant public views of Waikiki landmarks, the ocean, and the mountains from public vantage points:
 - (1) Intermittent ocean views from Kalia Road across Fort DeRussy Park and from the Ala Wai Bridge on Ala Moana Boulevard;
 - (2) Continuous ocean views along Kalakaua Avenue, from Kuhio Beach to Kapahulu Avenue;
 - (3) Ocean views from Ala Wai Yacht Harbor;
 - (4) Ocean views from Kuhio Beach Park;
 - (5) Views of Ala Wai Yacht Harbor from Ala Moana Park (Magic Island Park);
 - (6) Mauka views from the portions of the following streets mauka of Kuhio Avenue:
 - (A) Nohonani Street;
 - (B) Nahua Street;
 - (C) Kanekapolei Street;
 - (D) Kaiolu Street;
 - (E) Lewers Street;
 - (F) Walina Street; and
 - (G) Seaside Avenue;and
 - (7) View of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.
- (b) Development should preserve, maintain and enhance these views whenever possible. Additional yard area and spacing between buildings may be required by the director, in connection with the issuance of special district permits, and the council and/or the director, in connection with planned development-resort and planned development-commercial approvals pursuant to Section 21-2.110-2, to protect these significant views.
- (c) Development should preserve, maintain and enhance historic properties whenever possible. Special district permit applications involving buildings over 50 years old shall be submitted to the state department of land and natural resources for review and comments.

(Added by Ord. 99-12)

Sec. 21-9.80-4 General requirements and design controls.

The design of buildings and structures in the Waikiki special district should always reflect a Hawaiian sense of place, as outlined in the design controls of this section. These design controls shall be supplemented by a design guidebook prepared and made available to the public by the director. The design guidebook shall be used as a principal tool by the director to express those various planning and architectural design elements which demonstrate consistency with the intent, objectives, guidelines, and standards of the Waikiki special district. The director shall

submit the design guidebook and any revisions thereof to the council for review and comment prior to making the guidebook and any revisions available to the public. The following requirements shall be applied in all precincts within the district. Where the following requirements are silent, the applicable provisions of this chapter shall apply.

- (a) Uses and Structures Allowed in Required Yards and Setbacks. The provisions of Section 21-4.30 shall apply except as provided by this subsection. No business activity of any kind, including advertising, promotion, solicitation, merchandising or distribution of commercial handbills, or structures or any other use or activity, except as provided by this subsection, shall be located or carried out within any required yard, street or building setback area, except those areas occupied by enclosed nonconforming buildings. The following may be allowed in required yards and setbacks, and when used as provided by this subsection shall not be considered to change a yard's status as open space:
 - (1) Newspaper sales and distribution.
 - (2) Garden signs.
 - (3) Porte cocheres no less than five feet back from the property line or road widening setback.
 - (4) Roof eaves, awnings (including retractable awnings) and other sunshade devices not more than 42 inches vertically or horizontally beyond the building face, except as otherwise provided by this subsection. On buildings over 60 feet in height, roof eaves may extend more than 42 inches into a required yard, street setback or height setback area if the resulting roof form is integral to a cohesive, coherent design character for the structure. In no case, however, shall such extension exceed one-half the width of the required yard or height setback.
 - (5) Outdoor dining areas accessory to permitted eating establishments in required front yards, subject to the following:
 - (A) A planter or hedge of not more than 30 inches in height may be provided to define the perimeter of the outdoor dining area.
 - (B) An outdoor dining area shall be no less than five feet from any property line.
 - (C) Outdoor dining facilities shall be limited to portable chairs, tables, serving devices and umbrellas. When umbrellas are used, they shall not be counted against open space calculations.
 - (D) No more than 40 percent of the front yard may be used as an accessory outdoor dining area, subject to an acceptable design. The remainder of the front yard shall be landscaped except for necessary access drives and walkways, and where lei stands are used as permitted under subdivision (6).
 - (E) Retractable awnings directly associated with an outdoor dining area may extend from the building face into the front yard by no more than 50 percent of the depth of the front yard.
 - (F) Sidewalk improvements such as, but not limited to, street trees, paving and landscaping, may be required.
 - (G) Outdoor dining areas shall not be used after 11 p.m. and before 7 a.m.
 - (H) No dancing, entertainment, or live or recorded music shall be permitted in outdoor dining areas, provided that strolling musicians using nonamplified acoustic stringed instruments or traditional Hawaiian wind instruments shall be permitted to perform no later than 10 p.m. when the dining areas are in use.
 - (I) The requirements under paragraphs (A) through (F) may be modified, subject to a major or minor special district permit, as required by Table 21-9.6(C), to a reasonable extent as may be necessary and appropriate to adequately accommodate outdoor dining areas associated with structures that are nonconforming due to required yards, landscaping and/or open spaces.
- (6) Lei making and selling in required front yards on zoning lots where retail establishments are a permitted principal use, provided the following standards are met:
 - (A) The activity shall be no less than five feet from any property line.
 - (B) No more than 10 percent of the front yard may be used for lei stands. The remainder of the front yard shall be landscaped except for necessary access drives or walkways, and where outdoor dining is used as permitted under subdivision (5).
 - (C) Signs. Refer to Article 7 for permitted signs.

- (D) The operator of a lei stand shall provide for the concealed disposal of trash associated with the use.
- (7) Vending carts in required front yards on zoning lots where retail establishments are a permitted principal use, provided the following standards are met:
 - (A) The front yard shall conform to the applicable front yard standard set forth in Table 21-9.6(B).
 - (B) Only food, nonalcoholic drinks and fresh cut or picked flowers may be sold. Food consistent with a Hawaiian sense of place shall be encouraged.
 - (C) The cart shall be no less than five feet from any property line.
 - (D) Only one cart per front yard per zoning lot shall be permitted.
 - (E) Permitted signs shall be in accordance with Article 7.
 - (F) The cart operator shall provide for the concealed disposal of trash associated with the use.
- (8) Walls and fences for dwelling uses, other than nonconforming hotels and/or transient vacation units, in the apartment precinct, up to a maximum height of six feet, provided the wall or fence shall be set back not less than 24 inches from the front property line and shall be acceptably screened with planting material from the street side. The wall or fence shall consist of an open material, preferably wrought iron or lattice work, but not chain link. Solid walls are discouraged, but may be permitted when constructed of an acceptable material, such as wood, moss rock or stucco-finished masonry, set back at least five feet from the front property line and acceptably screened with planting material from the street side.
- (9) Interactive informational displays, provided the following standards are met:
 - (A) Only one interactive informational display per common entryway to a project site shall be permitted, which shall not encroach into or otherwise obstruct any public sidewalk or pedestrian easement. For purposes of this subdivision, a “common entryway” shall mean an opening providing public pedestrian access to two or more business establishments from any public sidewalk, pedestrian easement, or right-of-way.
 - (B) The interactive informational display shall consist of a freestanding structure, not exceeding 48 inches in height.
 - (C) The display area shall not exceed 8 square feet, and shall be essentially horizontal in its orientation so as not to be functionally viewable from adjoining streets or sidewalks.
 - (D) No signs regulated under Article 7 of this chapter shall be attached to the interactive informational display structure, nor shall there be any speaker boxes, public address systems, or other devices for reproducing or amplifying voices or sound attached to or associated with the structure.
- (b) Curb Cuts. Curb cuts for driveway openings and sight distances at all intersections shall comply with the design standards of the department of transportation services unless modified by the city council. The number of curb cuts should be kept to a minimum in order to enhance pedestrian movement along sidewalks.
- (c) Design Guidelines.
 - (1) General Guidelines. All structures, open spaces, landscape elements and other improvements within the district shall conform to the guidelines specified on the urban design controls marked Exhibit 21-9.15, set out at the end of this article, the design standards contained in this section and other design guidelines promulgated by the director to further define and implement these standards.
 - (2) Yards. Yard requirements shall be as enumerated under development standards for the appropriate zoning precinct under Table 21-9.6(B).
 - (3) Automobile Service Stations and Car Rental Establishments. Automobile service stations and car rental establishments shall comply with the following requirements:
 - (A) A minimum side and rear yard of five feet shall be required with a solid fence or wall at least six feet in height on the property line with the required yard substantially landscaped with planting and maintained.
 - (B) The station shall be illuminated so that no unshielded, unreflected or undiffused light

- source is visible from any public area or private property immediately adjacent to the station.
- (C) All areas not landscaped shall be provided with an all-weather surface.
 - (D) No water produced by activities on the zoning lot shall be permitted to fall upon or drain across public streets or sidewalks.
- (4) Utility Installations. Except for antennas, utility installations shall be designed and installed in an aesthetic manner so as to hide or screen wires and equipment completely from view, including views from above; provided that any antenna located at a height of 40 feet or less from existing grade should take full advantage of stealth technologies in order to be adequately screened from view at ground level without adversely affecting operational capabilities.
- (5) Building Materials. Selection and use of building materials should contribute to a Hawaiian sense of place through the use of subdued and natural materials, such as plaster finishes, textured concrete, stone, wood and limited use of color-coated metal. Freestanding walls and fences should be composed of moss rock, stucco-finished masonry or architectural concrete whenever possible. Colors and finishes shall be characterized as being absorptive rather than reflective. The use of shiny metal or reflective surfaces, including paints and smooth or plastic-like surfaces should be avoided.
- (6) Building Scale, Features and Articulation. Project designs should provide a human scale at ground level. Buildings composed of stepped forms are preferred. Articulated facades are encouraged to break up building bulk. Use of the following building features is encouraged: sunshades; canopies; eaves; lanais; hip-form roofs for low-rise, freestanding buildings; recessed windows; projecting eyebrows; and architectural elements that promote a Hawaiian sense of place.
- (7) Exterior Building Colors. Project colors should contribute to a tropical resort destination. They should complement or blend with surrounding colors, rather than call attention to the structure. Principal colors, particularly for high-rise towers, should be of neutral tones with more vibrant colors relegated to accent work. Highly reflective colors shall not be permitted.
- (8) Ground Level Features.
- (A) Within a development, attention should be given to pedestrian-oriented ground level features. A close indoor-outdoor relationship should be promoted. Design priority should include the visual links through a development connecting the sidewalk and other public areas with on-site open spaces, mountains and the ocean.
 - (B) Building facades at the ground level along open spaces and major streets (including Kalakaua Avenue, Kuhio Avenue, Kapahulu Avenue, Ala Wai Boulevard and Ala Moana Boulevard) shall be devoted to open lobbies, arcade entrances, and display windows, and to outdoor dining where it is permitted.
 - (C) Where commercial uses are located at ground level, other than as required by paragraph (B), at least one-half of the total length of the building facade along streets shall be devoted to open lobbies, arcade entrances, display windows and outdoor dining where permitted.
 - (D) The street facades of ground level hotel lobbies should include wide, open entryways. Ventilation in these lobbies should primarily depend on natural air circulation.
 - (E) Where buildings are situated between a street and the shoreline or between a street and open spaces, ground level lobbies, arcades and pedestrian ways should be provided to create visual links between the street and the shoreline or open space.
 - (F) Where blank walls must front a street or open space, they shall be screened with heavy landscaping or appropriately articulated exterior surfaces.
 - (G) Ground level parking facilities should not be located along any street, park, beachfront, public sidewalk or pedestrian way. Where the site plan precludes any other location, the garage may front these areas provided landscaping is provided for screening. Principal landscaping shall include trees, and secondary landscape elements may include tall hedges and earth berms.
 - (H) For purposes of the Waikiki special district, an “open lobby” shall mean a ground-floor

lobby which shall not be enclosed along the entire length of at least two of its sides or 50 percent of its perimeter, whichever is greater, and which shall provide adequate breezeways and views to interior and/or prominent open spaces, intersecting streets, gateways or significant pedestrian ways.

- (9) Outdoor Lighting. Outdoor lighting shall be subdued or shielded so as to prevent glare and light spillage onto surrounding properties and public rights-of-way. It shall not be used to attract attention to structures, uses or activities; provided, however, that indirect illumination which shall be integrated with the architectural design of a building may be allowed when it is utilized to highlight and accentuate exterior building facades, and architectural and/or ground level features. Rotating, revolving, moving, flashing and flickering lights shall not be visible to the public, except lighting installed by a public agency for traffic safety purposes or temporary lighting related to holiday displays.

- (d) Planned Development-Resort (PD-R) and Planned Development-Commercial (PD-C) Projects. The purpose of the PD-R and PD-C options is to provide opportunities for creative redevelopment not possible under a strict adherence to the development standards of the special district. Flexibility may be provided for project density, height, precinct transitional height setbacks, yards, open space and landscaping when timely, demonstrable contributions benefiting the community and the stability, function, and overall ambiance and appearance of Waikiki are produced.

Reflective of the significance of the flexibility represented by this option, it is appropriate to approve projects conceptually by legislative review and approval prior to more detailed review and approval by the department.

PD-R and PD-C projects shall be subject to the following:

- (1) PD-R and PD-C Applicability.
- (A) PD-R projects shall only be permitted in the resort mixed use precinct, and PD-C projects shall only be permitted in the resort-commercial precinct.
- (B) The minimum project size shall be one acre. Multiple lots may be part of a single PD-R or PD-C project if all lots are under a single owner and/or lessee holding leases with a minimum of 30 years remaining in their terms. Multiple lots in a single project must be contiguous, provided that lots that are not contiguous may be part of a single project if all of the following conditions are met:
- (i) The lots are not contiguous solely because they are separated by a street or right-of-way that is not a major street as shown on Exhibit 21-9.15; and
- (ii) Each noncontiguous portion of the project, whether comprised of a single lot or multiple contiguous lots, shall have a minimum area of 20,000 square feet, but subject to the minimum overall project size of one acre.
- When a project consists of noncontiguous lots as provided above, bridges or other design features connecting the separated lots are strongly encouraged, to unify the project site. Multiple lots that are part of an approved single PD-R or PD-C project shall be considered and treated as one zoning lot for purposes of the project, provided that no conditional use permit-minor for a joint development shall be required therefor.
- (2) PD-R and PD-C Use Regulations. Permitted uses and structures shall be as enumerated for the underlying precinct in Table 21-9.6(A).
- (3) PD-R and PD-C Site Development and Design Standards. The standards set forth by this subdivision are general requirements for PD-R and PD-C projects. When, in the paragraphs below, the standards are stated to be subject to modification or reduction, such modification or reduction shall be for the purpose of accomplishing a project design consistent with the goals and objectives of the Waikiki special district and this subsection (d).
- (A) Maximum project floor area shall not exceed an FAR of 4.0, except:
- (i) If the existing FAR is greater than 3.33, then an increase in maximum density by up to 20 percent may be allowed, up to but not exceeding a maximum FAR of 5.0; or
- (ii) If the existing FAR is greater than 5.0, then the existing FAR may be the maximum density.

In computing project floor area, the FAR may be applied to the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley. Floor area devoted to acceptable public uses within the project, such as a museum or performance area (e.g., stage or rehearsal area), may be exempt from floor area calculations.

The foregoing maximum densities may be reduced.

- (B) Maximum building height shall be 350 feet, but this standard may be reduced.
- (C) Precinct transitional height setbacks shall be as set forth in Table 21-9.6(B), but these standards may be modified.
- (D) Minimum yards shall be 15 feet, but this standard may be modified.
- (E) Minimum open space shall be at least 50 percent of the zoning lot area, but this standard may be modified when beneficial public open spaces and related amenities are provided.
- (F) Landscaping requirements shall be as set forth in subsection (f), but these standards may be modified.
- (G) Except as otherwise provided in this subdivision, all development and design standards applicable to the precinct in which the project is located shall apply.

(4) Approval of PD-R or PD-C Projects.

- (A) Application Requirements. An application for approval of a PD-R or PD-C project shall contain:
 - (i) A project name;
 - (ii) A location map showing the project in relation to the surrounding area;
 - (iii) A site plan showing the locations of buildings and other major structures, proposed open space and landscaping system, and other major activities. It shall also note property lines, the shoreline, shoreline setback lines, beach access and other public and private access, when applicable;
 - (iv) A narrative description of the overall development and design concept; the general mix of uses; the basic form and number of structures; the estimated number of proposed hotel and other dwelling or lodging units; general building height and density; how the project achieves and positively contributes to a Hawaiian sense of place; proposed public amenities, development of open space and landscaping; how the project achieves a pedestrian orientation; and potential impacts on, but not necessarily limited to, traffic circulation, parking and loading, security, sewers, potable water, and public utilities;
 - (v) An open space plan and integrated pedestrian circulation system;
 - (vi) A narrative explanation of the project's architectural design relating the various design elements to a Hawaiian sense of place and the requirements of the Waikiki special district; and
 - (vii) A parking and loading management plan.
- (B) Procedures. Applications for approval of PD-R or PD-C projects shall be processed in accordance with Section 21-2.110-2.
- (C) No project shall be eligible for PD-R or PD-C status unless the council has first approved a conceptual plan for the project.
- (D) Guidelines for Review and Approval of the Conceptual Plan for a Project. Prior to its approval of a conceptual plan for a PD-R or PD-C project, the council shall find that the project concept, as a unified plan, is in the general interest of the public, and that:
 - (i) Requested project boundaries and design flexibility with respect to standards relating to density (floor area), height, precinct transitional height setbacks, yards, open space and landscaping are consistent with the Waikiki special district objectives and the provisions of this subsection (d);
 - (ii) Requested flexibility with respect to standards relating to density (floor area), height, precinct transitional height setbacks, yards, open space, and landscaping is commensurate with the public amenities proposed; and
 - (iii) When applicable, there is no conflict with any visitor unit limits for

- Waikiki as set forth under Chapter 24.
- (E) **Deadline for Obtaining Building Permit for Project.**
- (i) A council resolution of approval for a conceptual plan for a PD-R or PD-C project shall establish a deadline within which the building permit for the project shall be obtained. For multiphase projects, deadlines shall be established for obtaining building permits for each phase of the project. The resolution shall provide that the failure to obtain any building permit within the prescribed period shall render null and void the council's approval of the conceptual plan and all approvals issued thereunder; provided that in multiphase projects, any prior phase that has complied with the deadline applicable to that phase shall not be affected. A revocation of a building permit pursuant to Section 18-5.4 after the deadline shall be deemed a failure to comply with the deadline.
- (ii) The resolution shall further provide that a deadline may be extended as follows: The director may extend the deadline if the applicant demonstrates good cause, but the deadline shall not be extended beyond one year from the initial deadline without the approval of the council, which may grant or deny the approval in its complete discretion. If the applicant requests an extension beyond one year from the initial deadline and the director finds that the applicant has demonstrated good cause for the extension, the director shall prepare and submit to the council a report on the proposed extension, which report shall include the director's findings and recommendations thereon and a proposed resolution approving the extension. The council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution. If the council fails to take final action on the proposed extension within the first to occur of (aa) 60 days after the receipt of the director's report or (bb) the applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied. The director shall notify the council in writing of any extensions granted by the director that do not require council approval.
- (F) **Approval by Director.** Upon council approval of the conceptual plan for the PD-R or PD-C project, the application for the project, as approved in concept by the council, shall continue to be processed by the director as provided under Section 21-2.110-2. Additional documentation may be required by the director as necessary. The following criteria shall be used by the director to review applications:
- (i) The project shall conform to the approved conceptual plan and any conditions established by the council in its resolution of approval;
- (ii) The project also shall implement the objectives, guidelines, and standards of the Waikiki special district and this subsection (d);
- (iii) The project shall exhibit a Hawaiian sense of place. The document "Restoring Hawaiianness to Waikiki" (July 1994) and the supplemental design guidebook to be prepared by the director should be consulted by applicants as a guide for the types of features which may fulfill this requirement;
- (iv) The project shall demonstrate a high level of compliance with the design guidelines of this special district and this subsection (d);
- (v) The project shall contribute significantly to the overall desired urban design of Waikiki;
- (vi) The project shall reflect appropriate "contextual architecture";
- (vii) The project shall demonstrate a pedestrian system, open spaces, landscaping and water features (such as water gardens and ponds) which are integrated and prominently conspicuous throughout the project site at

- ground level;
- (viii) The open space plan shall provide useable open spaces, green spaces, water features, public places and other related amenities that reflect a strong appreciation for the tropical environmental setting reflective of Hawaii;
 - (ix) The system of proposed pedestrian elements shall contribute to a strong pedestrian orientation which shall be integrated into the overall design of the project, and shall enhance the pedestrian experience between the project and surrounding Waikiki areas; and
 - (x) The parking management plan shall minimize impacts upon public streets where possible, shall enhance local traffic circulation patterns, and shall make appropriate accommodations for all anticipated parking and loading demands. The approved parking management plan shall constitute the off-street parking and loading requirements for the project.
- (e) Nonconformity. The provisions of Section 21-4.110, et seq., shall apply, except as provided in this subsection.
- (1) A nonconforming use and/or structure may be replaced by a new structure with up to the maximum permitted floor area of the precinct for similar uses or existing floor area, whichever is greater, provided all other special district standards are met. To achieve this, the following special district standards may be modified, subject to a major special district permit approval:
 - (A) Open Space. Minimum required open space may be adjusted, as follows:
 - (i) For each square foot of public open space provided on the lot, the open space may be reduced by one square foot. If provided, front yards may be included as public open space; and
 - (ii) For every two square feet of arcade space provided on the lot, the open space may be reduced by one square foot; and
 - (iii) For every four square feet of open lobby space on the lot, the open space may be reduced by one square foot.
 - (iv) In the event that the cumulative area of the required yards exceeds the minimum open space requirement for the lot, the resultant cumulative yards may be considered the minimum open space requirement for the lot.

In no event shall the total open space be less than (aa) 25 percent of the lot area or (bb) the cumulative area of the required yards, whichever is greater. In addition, the open space arrangement shall not obstruct or diminish any significant views which are to be preserved, protected or enhanced; shall not obstruct, prevent or interfere with any identified gateways and/or pedestrian ways; and shall be consistent with the intent and objectives of the Waikiki special district.
 - (B) Off-street Parking. Parking and loading requirements may be adjusted, subject to the submission of a parking management plan that shall be reviewed and approved by the director.
 - (C) Height. If the height of an existing structure exceeds the maximum height for the lot, then the height of the existing structure may be retained, provided the new structure or structures:
 - (i) Do not obstruct or diminish any significant views which are to be preserved, protected and enhanced; and/or
 - (ii) Do not obstruct, prevent or interfere with an identified gateway and/or pedestrian way; and
 - (iii) Are consistent with the intent and objectives of the Waikiki special district.
 - (2) In case of the accidental destruction of a nonconforming structure devoted to a conforming use which contains multifamily dwelling units, it may be restored to its original condition in accordance with Section 21-4.110.
 - (3) Nonconforming uses shall not be limited to "ordinary repairs" or subject to value limits on repairs or renovation work performed. Exterior repairs and renovations which will not modify the arrangement of buildings on a zoning lot may be permitted, provided all special district

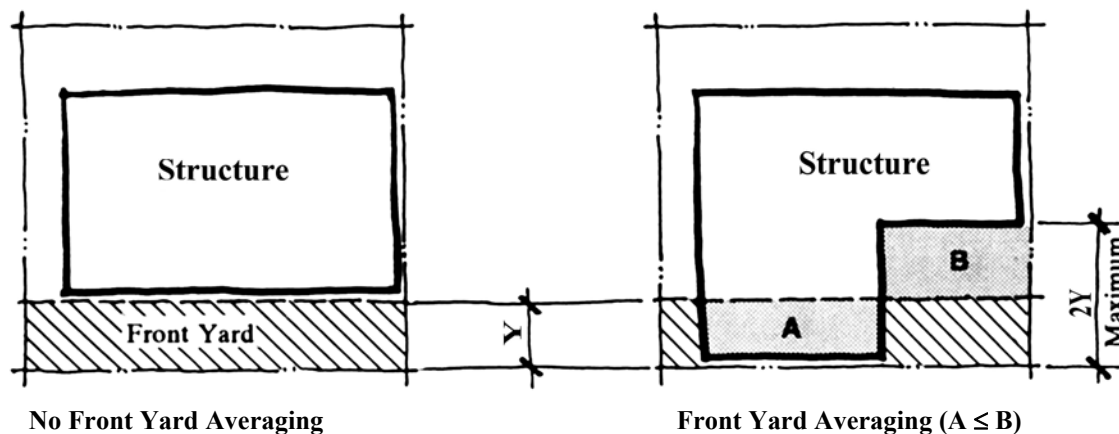
- standards are met.
- (4) Elements of nonconforming structures, including but not limited to, signs, menu displays, awnings and building facades may be renovated, reconfigured, or replaced, provided the work:
 - (A) Results in a reduction of the nonconformity;
 - (B) Is an improvement over the existing condition of the structure;
 - (C) Implements the design intents and requirements of the special district; and
 - (D) Does not increase floor area.
 - (5) The floor area of a structure which already meets or exceeds maximum permitted density may be increased to replace or retrofit electrical or mechanical equipment, utilitarian spaces, or improvements specifically required to comply with federal mandates such as the Americans with Disabilities Act (ADA) or National Environmental Policy Act (NEPA), provided:
 - (A) The increase in floor area is relatively insignificant in relation to the existing structure;
 - (B) Adequate screening of building equipment or machinery is provided when necessary to protect the design intents of the special district;
 - (C) The increase does not result in a net loss in required open space, arcades, or landscaping; and
 - (D) Other than for dwelling units, existing on-site parking spaces may be removed, provided:
 - (i) There are no feasible alternatives to the location of the equipment or utility room; and
 - (ii) The number of off-street parking spaces removed is less than (aa) five percent of the total number of existing spaces, if the total number of existing spaces is 100 or less; or (bb) three percent of the total number of existing spaces, if the total number of existing spaces is more than 100.
 - (6) Notwithstanding any ordinance to the contrary, nonconforming hotel units may be time sharing units, subject to applicable state law.
 - (7) Unless voluntarily abandoned, nonconforming uses which have been temporarily discontinued for purposes of redevelopment and/or renovation, as permitted by this subsection, shall not otherwise be subject to the discontinuation of use provisions enumerated in Section 21-4.110(c)(2).
- (f) Landscaping.
- (1) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.

- (D) The tree is dead, diseased or otherwise irretrievably damaged.
- (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
- (2) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet, or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation. Larger replacement trees may be required depending on the size of the trees removed.
- (3) Where possible, trees proposed for removal shall be relocated to another area of the project site.
- (4) Parking structures shall be landscaped. Rooftop parking areas shall also be landscaped wherever they are visible to the public.
- (5) Landscaped screening shall be required to prevent undesirable vistas and sight lines, and to reduce the visual impact of blank walls and parked vehicles. Spacing and other design elements shall be determined by species, plant size and mix of plant material.
- (6) Whenever landscaping is required, the use of fragrant, lush, tropical vegetation and native plant species is encouraged.
- (7) All fences and walls exceeding 36 inches in height, except for moss rock walls, shall be landscaped with vine or hedge planting, or other approved vegetation on the street side.
- (8) All landscaped areas shall include an adequate irrigation system.
- (g) Height Regulations.
 - (1) Rooftop Height Exemption. The director may exempt necessary mechanical appurtenances, and utilitarian and architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose they serve, but in no case exceeding 18 feet above the maximum height limit for roof forms and 12 feet above the maximum height limit for all other appurtenances and features. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Waikiki special district. The design of roof treatment shall be attractive, contextual and an integral part of the building's design scheme. Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provision of this subsection.
 - (2) Coastal Height Setbacks. In addition to the above limits, there is a need to step back tall buildings from the shoreline to maximize public safety and the sense of open space and public enjoyment associated with coastal resources. Accordingly, the following minimum setbacks shall apply to all zoning lots along the shoreline:
 - (A) There shall be a building height setback of 100 feet in which no structure shall be permitted. This setback shall be measured from the certified shoreline; and
 - (B) Beyond the 100-foot line there shall be a building height setback of 1:1 (45 degrees) measured from the certified shoreline. (See Exhibit 21-9.15.)
 - (h) Parking. Off-street parking shall be provided in accordance with Article 6 and Table 21-6.3. Notwithstanding the foregoing, ground floor and basement uses, other than dwelling uses, in the Waikiki special district shall be exempt from off-street parking requirements.
 - (i) Vending Carts. Outdoor vending carts located at ground level, except for those permitted in required yards, shall be generally screened from view to the general public from any street, sidewalk or public space by landscaping or a wall or fence no less than 42 inches in height, which shall be located at the front property line.

(Added by Ord. 99-12; Am. Ord. 01-66, 03-38, 10-19)

Figure 21-9.1

FRONT YARD – WAIKIKI



(Added by Ord. 03-38)

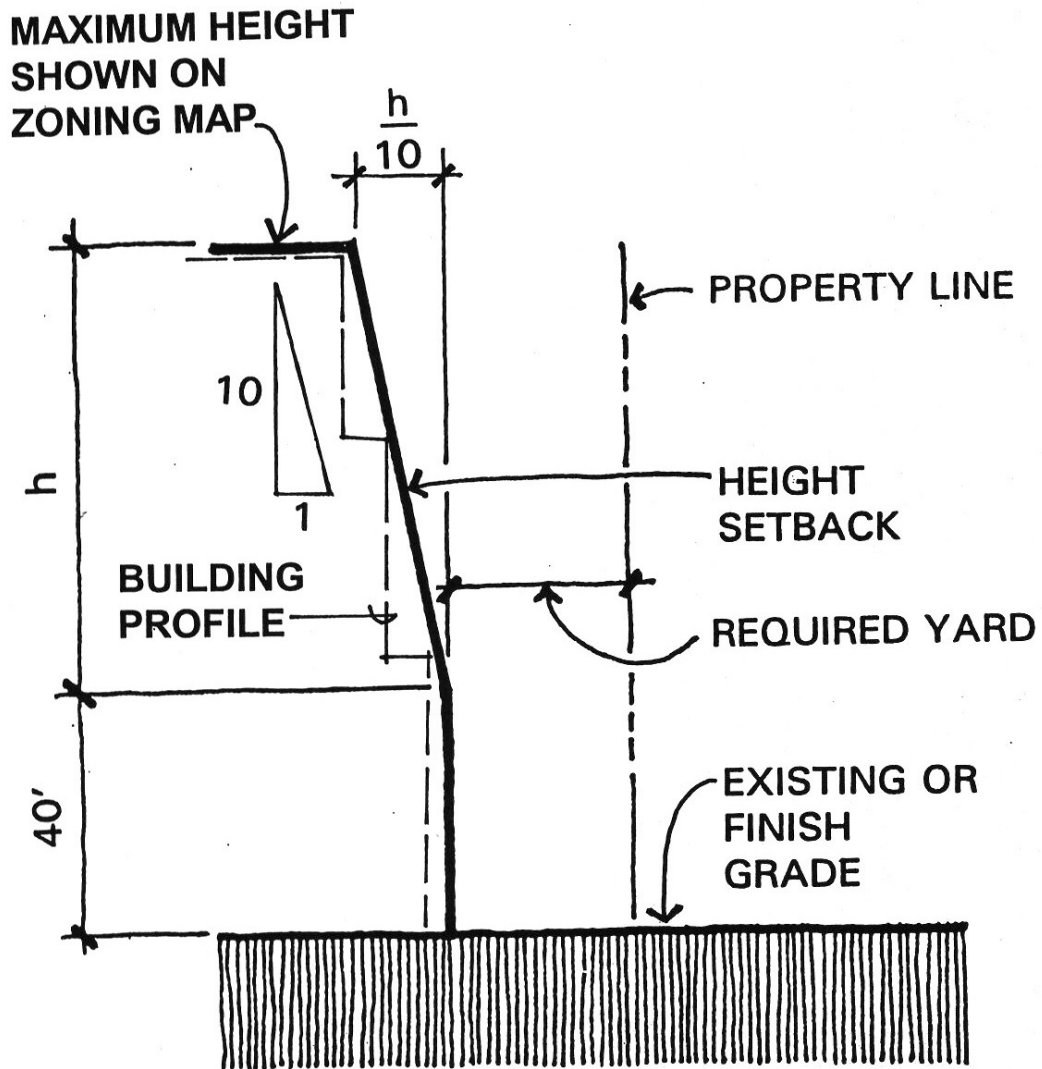
Sec. 21-9.80-5 Apartment precinct.

- (a) Permitted Uses. Within the apartment precinct, including the apartment mixed use subprecinct, permitted uses and structures shall be as enumerated in Table 21-9.6(A).
- (b) Development Standards. Uses and structures within the apartment precinct and the apartment mixed use subprecinct shall conform to the development standards enumerated in Table 21-9.6(B).
- (c) Additional Development Standards.
 - (1) Commercial Use Location Within the Apartment Mixed Use Subprecinct. Any of the permitted uses designated in Table 21-9.6(A) as a principal use only within the apartment mixed use subprecinct, either occurring as a single use on a zoning lot or in combination with other uses, shall be limited to the basement, ground floor or second floor of a building.
 - (2) Transitional Height Setbacks. For any portion of a structure above 40 feet in height, additional front, side and rear height setbacks equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. Within the height setback, buildings with graduated, stepped forms shall be encouraged (see Figure 21-9.2).
- (d) Additional Use Standards. Utility installations, Type A, when involving transmitting antennas, shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².

(Added by Ord. 99-12; Am. Ord. 03-38)

Figure 21-9.2

TRANSITIONAL HEIGHT SETBACK – WAIKIKI



(Added by Ord. 03-38)

Sec. 21-9.80-6 Resort mixed use precinct.

- (a) Permitted Uses. Within the resort mixed use precinct, permitted uses and structures shall be as enumerated in Table 21-9.6(A).
- (b) Development Standards. Uses and structures within the resort mixed use precinct shall conform to the development standards enumerated in Table 21-9.6(B).
- (c) Additional Development Standards.
 - (1) Minimum Open Space Requirements. A minimum percentage of the zoning lot shall be devoted to open space for all developments in the resort mixed use precinct. Minimum open space for a zoning lot shall be as provided below, except that when required yards exceed this standard, the minimum standard for required yards shall be considered the minimum open space requirement for the zoning lot.

FAR	Percent of zoning lot
Less than 1.0	10
1.0 - 1.25	25
1.26 - 1.5	35
Greater than 1.5	50

- (2) Transitional Height Setbacks. For any portion of a structure above 40 feet in height, additional front, side and rear height setbacks equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. Within the height setback, buildings with graduated, stepped forms shall be encouraged (see Figure 21-9.2).
- (d) Additional Use Standards. Utility installations, Type A, when involving transmitting antennas, shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².
(Added by Ord. 99-12; Am. Ord. 03-38)

Sec. 21-9.80-7 Resort commercial precinct.

- (a) Permitted Uses. Within the resort commercial precinct, permitted uses and structures shall be as enumerated in Table 21-9.6(A).
- (b) Development Standards. Uses and structures within the resort commercial precinct shall conform to the development standards enumerated in Table 21-9.6(B).
- (c) Additional Development Standards.
 - (1) Open Space Bonus.
 - (A) For each square foot of public open space provided, 10 square feet of floor area may be added, exclusive of required yards;
 - (B) For each square foot of open space devoted to pedestrian use and landscape area at ground level provided, five square feet of floor area may be added; and
 - (C) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards.
 - (2) Transitional Height Setbacks. For any portion of a structure above 40 feet in height, an additional front height setback equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. When a zoning lot adjoins a zoning lot in the apartment precinct, the same additional side and rear height setbacks shall also be provided. Within the height setback, buildings with graduated, stepped forms shall be encouraged (see Figure 21-9.2).
- (d) Additional Use Standards. Utility installations, Type A, when involving transmitting antennas, shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².
(Added by Ord. 99-12; Am. Ord. 03-38)

Sec. 21-9.80-8 Public precinct.

- (a) Permitted Uses. Within the public precinct, permitted uses and structures shall be as enumerated in Table

21-9.6(A). Additionally:

- (1) In the public precinct, public uses and structures may include accessory activities operated by private lessees under supervision of a public agency purely to fulfill a governmental function, activity or service for public benefit and in accordance with public policy; and
 - (2) All structures within the public precinct shall comply with the guidelines established by the urban design controls marked Exhibit 21-9.15, set out at the end of this article.
- (b) Development Standards. Uses and structures within the public precinct shall conform to the development standards enumerated in Table 21-9.6(B). The FAR, height and yard requirements for structures shall be approved by the director.
- (c) Signs shall be approved by the director and shall not exceed a total of 24 square feet in area.
- (d) Utility installations, Type A, involving transmitting antennas shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².

(Added by Ord. 99-12)

Sec. 21-9.80-9 Tables for permitted uses and structures, development standards and project classification.

Refer to Table 21-9.6(A) for permitted uses and structures for each precinct. Refer to Table 21-9.6(B) for development standards for each precinct. Refer to Table 21-9.6(C) to determine whether specific categories of projects will be classified as major, minor, or exempt. (Added by Ord. 99-12)

Table 21-9.6(A)
Waikiki Special District Precinct
Permitted Uses and Structures

Use or Structure	Precinct			
	Apartment	Resort Mixed Use	Resort-Commercial	Public
Amusement and recreational facilities, indoor		P	P	
Amusement facilities, outdoor		C		
Antennas, receive-only	Ac	Ac	Ac	Ac
Art galleries and museums	C (Museums only)	P	P	
Automobile rental establishments (excluding repair facilities and open parking lots)		P	P	
Automobile service stations, excluding repair facilities			P	
Bars, cabarets, nightclubs, taverns ¹		P	P	
Boarding facilities	P	P	P	
Broadcasting facilities		P	P	
Business services		P	P	
Commercial parking lots and garages		P	P	
Convenience stores	P-AMX	P	P	
Dance or music schools		P	P	
Day-care facilities	C	P	P	
Dwellings, multifamily ²	P	P	P ³	
Eating establishments ¹	P-AMX	P	P	
Financial institutions	P-AMX	P	P	
Group living facilities	C	C	C	
Historic structures, use of	C	Cm	Cm	Cm
Home occupations	Ac	Ac	Ac	
Hotels		P		
Joint development	Cm	Cm	Cm	
Joint use of parking	Cm	Cm	Cm	
Laboratories, medical		P	P	
Marina accessories		P	P	
Medical clinics	P-AMX	P	P	
Meeting facilities	C	P	P	
Neighborhood grocery stores	Cm	N/A	N/A	

**Table 21-9.6(A)
Waikiki Special District Precinct
Permitted Uses and Structures**

Use or Structure	Precinct			
	Apartment	Resort Mixed Use	Resort-Commercial	Public
Offices		P	P	
Off-site parking facilities	Cm	Cm	Cm	
Personal services	P-AMX	P	P	
Photographic processing		P	P	
Photographic studios		P	P	
Public uses and structures	P	P	P	P
Real estate offices	P-AMX	P	P	
Retail establishments	P-AMX	P	P	
Schools, language		P	P	
Schools, vocational, provided they do not involve the operation of woodwork shops, machine shops or similar industrial features		P	P	
Theaters		P	P	
Time sharing		P		
Transient vacation units		P		
Travel agencies	P-AMX	P	P	
Utility installations, Type A	P9	P9	P9	P9
Utility installations, Type B	Cm	Cm	Cm	Cm

Ministerial uses:

Ac = Special accessory use. Also see: Article 10, Accessory use; and Section 21-5.330, Home occupations

P = Permitted principal use

P9 = Permitted principal use subject to standards enumerated in Article 9; see Section 21-9.80-5(d), 21-9.80-6(d), 21-9.80-7(d) or 21-9.80-8(d)

P-AMX = Within the apartment precinct, a permitted principal use only within the apartment mixed use subprecinct

Discretionary uses:

Cm = Requires an approved Conditional Use Permit - minor subject to standards in Article 5; no public hearing required

C = Requires an approved Conditional Use Permit - major subject to standards in Article 5; public hearing required

Other:

N/A = Not applicable as a land use category in that precinct, since it is already regulated under another land use category.

Note: An empty cell in the above matrix indicates that use or structure is not permitted in that precinct.

¹ Provided a solid wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining the apartment precinct.

² Provided that where these uses are integrated with other uses, pedestrian access shall be independent from the other uses, and no building floor shall be used for both dwelling and commercial purposes.

³ Multifamily dwelling units shall only be permitted between Ala Wai Boulevard and Kuamoo Avenue in the resort commercial precinct.

(Added by Ord. 99-12; Am. Ord. 03-38)

Table 21-9.6(B)					
Waikiki Special District Precinct					
Development Standards					
Precinct					
Development standard	Apartment	Resort mixed use	Resort-commercial	Public	
Minimum lot area (square feet)	10,000	10,000	5,000	n/a	
Minimum lot width and depth (feet)	50	50	50		
Yards¹ (feet)	Front	15 ²	15-20 ²	As approved by director	
	Side and rear	10	0-10 ³		
Maximum density (FAR) apartment precinct only^{4,5}	Lot Area (sq. ft.) Less than 7,500 7,500 - 69,999 70,000 or more	FAR calculation FAR = (.00009 x lot area) + .08 FAR = (.000009 x lot area) + .85 FAR = 1.50			
Maximum density (FAR) resort mixed use precinct only⁵	Lot area (sq. ft.) Less than 10,000 10,000 - 29,999 30,000 - 89,999 90,000 or more	FAR calculation FAR = (.00013 x lot area) + .03 FAR = (.00003 x lot area) + 1.05 FAR = (.000014 x lot area) + 1.54 FAR = 2.8			
Maximum density (FAR) other precincts	n/a		1.75 ⁵	As approved by director	
Minimum open space (percent of zoning lot)	50	0-50 See Sec. 21-9.80-6(c)(1)	0.00	n/a	
Open space bonus	Available	No	No		Yes See Sec. 21-9.80-7(c)(1)
	Max FAR	n/a	n/a		3.5 ⁵
Maximum height (feet)	Per zoning map and Exhibit 21-9.15			As approved by director	
Transitional height setbacks	Per Sec. 21-9.80-5(c)(2)	Per Sec. 21-9.80-6(c)(2)	Per Sec. 21-9.80-7(c)(2)		

n/a = Not applicable

¹Except for necessary access drives and walkways, all yards shall be landscaped.

²An average of 20 feet for zoning lots fronting Kuhio Avenue, Kalakaua Avenue, Ala Moana and Ala Wai Boulevard within the resort mixed use and resort commercial precincts, and an average of 15 feet for all other zoning lots, provided: (1) The average yard may vary between the front property line and twice the minimum front yard so long as the yard area street-side of the required yard is equal to the yard area behind the required yard, (2) the yard configuration shall be integrated to the extent feasible with yards and open spaces provided by adjoining lots, and (3) the undulation of the setback line shall result in a design acceptable by the director (see Figure 21-9.1).

³Except for zoning lots adjoining an apartment precinct, side and rear yards shall not be required. Ten feet where a zoning lot adjoins an apartment precinct, unless there is a parking structure or lot on the adjacent apartment precinct zoning lot located within 10 feet of the common property line for more than 75 percent of the length of the common property line. In this case, there shall not be a required yard.

⁴See Sec. 21-9.80-5(c)(1) for commercial use location standards within the apartment mixed use subprecinct.

⁵In computing the permissible floor area, the FAR may be applied to the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley. Portions of buildings devoted to lanais and balconies shall not count as floor area.

(Added by Ord. 99-12; Am. Ord. 03-38)

Table 21-9.6(C) Waikiki Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	m/E	Minor only when visible from a street, park or other public viewing area; otherwise exempt
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major modification, alteration, repair or addition to historic structures	M	
Minor modification, alteration, repair or addition to historic structures	m	
Major exterior repair, alteration or addition to nonhistoric structures	m	
Minor exterior repair, alteration or addition to nonhistoric structures, which does not adversely change the character or appearance of the structure	E	
Planned development projects (PD-R and PD-C)	M	Prior council approval of conceptual plan required. See Sec. 21-9.80-4(d)(4).
Permitted uses and structures under Sections 21-9.80-4(a), uses and activities allowed in required yards and setbacks; 21-9.80-4(e), nonconformity; and 21-9.80-4(g)(1), rooftop height exemption; when not otherwise covered by this table	M/m	Major for the reconstruction of existing nonconforming structures and/or adjustment of open space, off-street parking and/or height provided for nonconforming structures under Section 21-9.80-4(e)(1)
Exterior repainting that significantly changes the character or appearance of the structure	M/m	Major for murals exceeding length or width dimensions of 12 feet
Interior repairs, alterations and renovations to all structures	E	
Demolition of historic structures	M	
Demolition of nonhistoric structures	m/E	Minor only when structure is over 50 years old; otherwise exempt

Table 21-9.6(C) Waikiki Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Minor for accessory structures

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major
m = Minor
E = Exempt

(Added by Ord. 99-12; Am. Ord. 03-38)

Sec. 21-9.90 Haleiwa special district.

Established in the late 1800s, Haleiwa town provides a historical encounter with a rural commercial setting which is an integral part of Hawaii's history. It is necessary to preserve and enhance its plantation era character. By designating a special district, it is intended that the character of future developments be compatible with that of the existing community. (Added by Ord. 99-12)

Sec. 21-9.90-1 Objectives.

The objectives of the Haleiwa special district are to:

- (a) Preserve and enhance Haleiwa's existing rural low-rise, human-scaled form and character, especially along Kamehameha Highway and Haleiwa Road.
- (b) Preserve and restore to the extent possible buildings and sites of scenic, historic, cultural and/or architectural significance, and encourage new development which is compatible with and complements those buildings and sites, primarily through low building heights, appropriate period design features and subdued materials.

- (c) As entry points to Haleiwa, Weed Junction and Anahulu Bridge should be given special attention through landscaping and painting embellishment, respectively.
- (d) Encourage new development which will complement the significant physical features, waterways, open space, mature trees and sites in Haleiwa.
- (e) Retain a distinctive pedestrian-oriented commercial area for residents and visitors.
- (f) Provide for safe and pleasant pedestrian and vehicular circulation, while avoiding parking areas along the streetscape.
- (g) Enhance the attractiveness and general landscaped open space character of the area.
- (h) Preserve and enhance significant views in Haleiwa, especially those within the highly developed and heavily traveled areas.
- (i) Provide public improvements such as roadways, street lights, street furniture and signage compatible with the rural character of the community, rather than at conventional urban standards.

(Added by Ord. 99-12)

Sec. 21-9.90-2 District boundaries.

The boundaries of the district are designated on Exhibit 21-9.16, set out at the end of this article. The district is generally comprised of parcels abutting Kamehameha Highway between Weed Junction south and Haleiwa Beach Park north.

(Added by Ord. 99-12)

Sec. 21-9.90-3 Significant public views and resources.

The following are significant views within the Haleiwa special district.

- (a) Views of Mount Kaala, the Waianae Range, Lokoea Pond and Waialua Bay from Kamehameha Highway.
- (b) Views of Anahulu Stream from Kamehameha Highway, at the old arched Anahulu ("Haleiwa") Bridge.
- (c) Views of Paukaula Stream, with landscaped buffer material, from Kamehameha Highway.
- (d) Views of other significant features delineated on Exhibit 21-9.18, set out at the end of this article.

(Added by Ord. 99-12)

Sec. 21-9.90-4 Design controls.

Implementation of the district objectives shall consist primarily of use restrictions, building height limitations, yard and landscaping requirements, parking, architectural design requirements, choice of exterior colors, and sign and exterior furniture design controls. Specific regulations are enumerated below.

- (a) Prohibited Uses. All uses permitted in the respective underlying zoning district are permitted in the Haleiwa special district.
- (b) Heights.
 - (1) Permitted maximum heights of buildings and structures within the district shall not exceed 30 feet, except as provided under subdivision (2) of this subsection. Where the underlying zoning district has a lower height limit, the lower height shall prevail.
 - (2) The director may exempt the following architectural features from the height regulations, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Haleiwa special district.
 - (A) Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.
 - (B) Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 - (C) Decorative or recreational features, including rooftop gardens, planter boxes, parapet walls or ornamental cornices.
 - (3) Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this subsection.
- (c) Required Yards.
 - (1) The required front yard for any building or structure shall be 10 feet. Ground level porches,

walkways, roof canopies or eaves for other than residential structures may extend a maximum of five feet into the front yard.

- (2) Business uses and structures, except for service stations shall be located at the front yard setback line for a minimum of 50 percent along the front yard setback line.

- (3) The minimum required setback for any new building or structure from any significant waterways as identified on Exhibit 21-9.18, set out at the end of this article, shall be 20 feet as measured from the water's edge.
- (d) Landscaping.
- (1) All required front yards shall be landscaped. A minimum 10-foot-wide buffer landscape strip shall be provided for all service stations, between the Kamehameha Highway property line or street setback lines, whichever is greater, and the service lanes or area.
 - (2) The setback area within 20 feet from any significant waterways shall be maintained in an indigenous state. Additional planting material shall be provided in this area to screen any new structures or parking and drive areas as viewed from Kamehameha Highway. This requirement may be reduced for roadways and access drives where visibility is required for the safety of vehicles and pedestrians.
 - (3) Street trees shall be provided along Kamehameha Highway and Haleiwa Road in an informal arrangement, planted within front yards or the sidewalk area, and shall be a minimum two-inch caliper. Species shall be chosen from the list shown on Exhibit 21-9.18, set out at the end of this article, and shall be a minimum two-inch caliper. Number, spacing and location of trees shall be determined by the director.
 - (4) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.
 - (D) The tree is dead, diseased or otherwise irretrievably damaged.
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
 - (5) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of minimum two-inch caliper or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation. Where possible, trees proposed for removal shall be relocated.
- (e) Off-street Parking.
- (1) Open parking areas of five or more cars shall be screened from view of Kamehameha Highway and adjacent lots and streets by fences, walls, earth berms, depression and/or landscaping a minimum of 48 inches high. This height may be reduced, subject to review and approval of the director, where visibility is required for the safety of vehicles and pedestrians.
 - (2) All other landscaping requirements of Section 21-4.70 shall apply.
 - (3) Except for necessary access drives, parking and loading spaces shall be prohibited in all required yards.
 - (4) Off-street parking and loading shall be located at the side and rear of buildings only.
- (f) Architectural Appearance and Character.
- (1) General. The architectural form, scale and character for new or renovated structures and modifications of existing structures shall be similar to the existing traditional building forms of Haleiwa. Typical characteristics for business districts are low structures with sloped roof canopies or overhanging second floors, false front facades or parapets, metal roofs, ground floors with entrances to the street, wood porches, generous window openings, and small-scale architectural detailing of facades.
 - (2) Roofs. Roof projections or canopies shall be provided at the first floor roof level along Kamehameha Highway. Roofs visible from Kamehameha Highway shall have a minimum slope of five inches vertically to 12 inches horizontally. Flat roofs are prohibited in the district except for screened portions to accommodate mechanical equipment or enclosed by parapets or otherwise not visible from within the district. Roof materials shall be limited to wood shingles or shakes, patterned metal, patterned clay or concrete tiles for all sloping roofs visible from the district.
 - (3) Sun Control. Awnings shall be either roll-up construction, or fixed and projecting. They shall

be subdued in color and pattern. Fixed commercially made metal awnings or "modern style" sun control devices are not permitted except by approval of the director in accordance with the purpose and objectives of the district.

- (4) Railings, Fences and Walls. Within the front yard railings and fences shall be constructed from wood and refined in detail. Walls exceeding 36 inches in height shall be set back a minimum of 18 inches along Kamehameha Highway and Haleiwa Road and landscaped with vine or hedge planting or other approved vegetation on the street side. The setback and landscaping requirement may be waived by the director if the wall is moss rock or similar material.
 - (5) Exterior Lighting. Private light fixtures shall complement the character of the architecture of the district. Lighting shall be subdued so as not to produce glare to surrounding property and public viewing areas. Fluorescent or high intensity lamps shall not be permitted.
 - (6) Exterior Wall Materials. Wall materials shall be subdued and visually compatible with existing materials. Materials should be selected to weather and mature with time and exposure such as stained or natural finish wood, coral, lava rock, wattleed stucco, field stone and concrete with exposed aggregates, or wood impressions. Board and batten or board on board wood siding walls are particularly encouraged.
 - (7) Colors. Colors for all materials shall be natural or earth tones in subdued ranges and combinations. Colors for architectural trim or accent shall not be so limited.
 - (8) Street Facades.
 - (A) A minimum of 50 percent of the area of the first floor street facade for business uses shall be devoted to windows and entrances. The area shall be measured along the length of the first floor street facade to a height of eight feet from the finish grade.
 - (B) All glass on street facades shall be transparent and untinted.
 - (9) Walkways. Private walkway and sidewalk material shall be visually compatible with natural materials such as wood planks or concrete with wood impressions or exposed aggregate.
 - (10) Exceptions. Exceptions to the above requirements for architectural appearance and character may be approved by the director if adequate justification for the exception is submitted and the exception requested is consistent with the objectives of the Haleiwa special district.
- (g) Signs.
- (1) Signs shall be designed to enhance the historic and architectural character of Haleiwa. An appropriate sign design would use a carved or sandblasted wood sign with serif-style lettering typical of the turn of the century, incorporating symbols when appropriate, and suspended from canopies or mounted on the building wall.
 - (2) Pole-mounted signs shall be limited to a maximum height of 10 feet.
 - (3) Signs which are self-illuminating, with moving parts, luminous paints or reflective materials are not permitted. Any illumination should be from a detached source shielded from direct view. Box fluorescent signs shall not be allowed.
 - (4) Notwithstanding the provisions for ground signs under Article 7, one ground sign, not directly illuminated, per zoning lot for identification or directory purposes may be permitted in the required 10-foot front yard, if there are more than three establishments. If it is used as a directory sign for more than three establishments, a maximum 18-square-foot ground sign is permitted.
 - (5) A second business sign on the building frontage for each ground floor establishment may be allowed, provided the sign is a hanging or projecting sign.
 - (6) In lieu of the second business sign described above, a garden sign may be permitted within the required front yard for each ground floor establishment with building frontage, provided parking is not located within the front yard. Garden signs shall be spaced a minimum of 50 feet apart.
- (h) Exterior Furniture. Any exterior furniture located within the public right-of-way by a public agency, or on private property by an owner, lessee or tenant, shall be designed to enhance the rural character of Haleiwa and shall be subject to approval by the director.
- (i) Drive-thru facilities.
- (1) Required off-street parking shall be provided on site.
 - (2) Left turns out of a drive-thru lane onto Kamehameha Highway shall be prohibited.

- (3) The service area for customers shall be at the rear or side of the structure.
- (4) Queuing vehicles on drive-thru lanes shall be screened from view of Kamehameha Highway by appropriate landscaping. The director shall approve the landscaping plan.
- (5) Drive-thru lanes shall be of a length sufficient to ensure that waiting vehicles do not obstruct traffic on Kamehameha Highway.
- (6) Drive-thru operations shall cease at 10:00 p.m.
- (7) Drive-thru facilities shall only be permitted on zoning lots along Kamehameha Highway:
 - (A) Between Weed Junction and the cane haul road; and
 - (B) Between the northern boundary of the Haleiwa special district and Anahulu Bridge.
- (8) No portion of any drive-thru facility shall be located within 2,000 feet of another drive-thru facility.

(Added by Ord. 99-12; Am. Ord. 02-19)

Sec. 21-9.90-5 Detached dwellings and duplex units.

Detached dwellings and duplex units shall be exempt from the requirements of the Haleiwa special district, except for Section 21-9.90-4, subsections (d)(3), (d)(4) and (d)(5), relating to landscaping, subsection (f)(2) relating to roofs, and subsection (f)(4) relating to railings, fences and walls. (Added by Ord. 99-12)

Sec. 21-9.90-6 Project classification.

- (a) Refer to Table 21-9.7 to determine whether specific projects will be classified as major, minor, or exempt.
- (b) Projects involving demolition or relocation of structures listed on Exhibit 21-9.17, set out at the end of this article, may be referred to appropriate public or private agencies for review, which may include submittal for review to the state historic preservation office to investigate public and private alternatives to preserve buildings of scenic, historic, cultural or architectural significance consistent with the legislative intent and objectives of this ordinance. If required, such review shall not exceed a period of 90 days, and shall precede acceptance of the application for a special district permit.

(Added by Ord. 99-12)

Table 21-9.7 Haleiwa Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	m/E	Minor only if visible from Kamehameha Highway or Haleiwa Road
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Major modification, alteration, repair or addition to all structures	M/m	Major if listed on Exhibit 21-9.17 and/or if visible from Kamehameha Highway or Haleiwa Road
Minor modification, alteration, repair or addition to historic structures	m	Also includes structures on Exhibit 21-9.17
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor if listed on Exhibit 21-9.17 and/or visible from Kamehameha Highway or Haleiwa Road
Minor exterior repair, alteration or addition to nonhistoric structures, which	E	

Table 21-9.7 Haleiwa Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
does not adversely change the character or appearance of the structure		
Interior repairs, alterations and renovations to all structures	E	
Demolition of historic structures	M	Also includes structures on Exhibit 21-9.17
Demolition of nonhistoric structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above	M/m	Major if visible from Kamehameha Highway or Haleiwa Road
Drive-thru facilities	m	

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend--Project classification:

M = Major
m = Minor
E = Exempt

(Added by Ord. 99-12; Am. Ord. 02-19)

Sec. 21-9.100 Transit-oriented development (TOD) special districts.

- (a) The purpose of this section is to establish a procedure for the establishment of special districts known as TOD zones around rapid transit stations to encourage appropriate transit-oriented development.

- (b) The regulations applicable to a TOD zone shall be in addition to underlying zoning district and, if applicable, special district, regulations, and may supplement and modify the underlying regulations. Where a transit station is located within or adjacent to an existing special district, the TOD zone provisions may be incorporated in the existing special district provisions. If any regulation pertaining to a TOD zone conflicts with any underlying zoning district or special district regulation, the regulation applicable to the TOD zone shall take precedence.
- (c) As used in this section:
 - “TOD” means transit-oriented development.
 - “TOD development regulations” means the regulations establishing the permitted uses and structures and development standards within a TOD zone, which shall be established by the council by ordinance, pursuant to the provisions of this section. TOD development regulations shall be specific to each TOD zone and may include both zone and subzone specific provisions.
 - “TOD zone” means the parcels of land around a rapid transit station subject to the TOD development regulations. Generally, the TOD zone shall include the parcels of land where any portion of each parcel is within 2,000 feet of a transit station, provided that for any such parcel, the entire parcel must be within one mile of the transit station; provided further that the council, by ordinance, may include or exclude any parcel from the TOD zone either upon its own initiation or upon written request of the director.

(Added by Ord. 09-4)

Sec. 21-9.100-1 Creation of TOD development regulations.

For each TOD zone, a set of TOD development regulations shall be created to foster and encourage transit-oriented development and redevelopment of such TOD zone. The TOD development regulations shall include the minimum requirements in Section 21-9.100-4, and may include any other provisions, incentives and restrictions.

Prior to January 1, 2010, the TOD development regulations for each TOD zone may be based on a neighborhood plan that addresses transit-oriented development (“neighborhood TOD plan”). The plans may include more than one station, and may address other community concerns and opportunities. On or after January 1, 2010, the council may initiate proposed ordinances establishing a TOD zone and TOD development regulations applicable thereto where no neighborhood TOD plan has been adopted; provided, however, that there shall be a recognition that the use of neighborhood TOD plans shall be the preferred way to create TOD development regulations for each TOD zone and amendments to the development regulations should be considered upon the completion of a neighborhood TOD plan.

(Added by Ord. 09-4)

Sec. 21-9.100-2 Neighborhood TOD plans.

- (a) For each TOD zone, the department shall prepare a neighborhood TOD plan which serves as the basis for the creation or amendment of a TOD zone and the TOD development regulations applicable thereto. Each neighborhood TOD plan shall address, at minimum, the following:
 - (1) The general objectives for the particular TOD zone in terms of overall economic revitalization, neighborhood character, and unique community historic and other design themes. Objectives shall summarize the desired neighborhood mix of land uses, general land use intensities, circulation strategies, general urban design forms, and cultural and historic resources that form the context for TOD.
 - (2) Recommend parcels to be included in the TOD zone, taking into account natural topographic barriers, extent of market interest in redevelopment, and the benefits of transit including the potential to increase transit ridership.
 - (3) Recommended zoning controls, including architectural and community design principles, open space requirements, parking standards, and other modifications to existing zoning requirements, or the establishment of new zoning precincts, as appropriate, including density incentives. Prohibition of specific uses shall be considered. Form-based zoning may be considered.
 - (4) Preservation of existing affordable housing and potential opportunities for new affordable housing, and as appropriate, with supportive services.
 - (5) Avoid gentrification of the community.
 - (6) General direction on implementation of the recommendations, including the phasing, timing and

approximate cost of each recommendation, as appropriate, and new financing opportunities that should be pursued.

- (b) The process of creating neighborhood TOD plans shall be inclusive, open to residents, businesses, landowners, community organizations, government agencies, and others.
- (c) The process shall consider population, economic, and market analyses and infrastructure analyses, including capacities of water, wastewater, and roadway systems. Where appropriate, public-private partnership opportunities shall be investigated.
- (d) The neighborhood TOD plan shall be consistent with the applicable regional development plan.
- (e) To the extent practical, the neighborhood TOD plan shall be consistent with any applicable special area plan or community master plan, or make recommendations for revisions to these plans.
- (f) The neighborhood TOD plan shall be submitted to the council and approval of the plan shall be by council resolution, with or without amendments.

(Added by Ord. 09-4)

Sec. 21-9.100-3 Processing of proposed ordinances establishing TOD zones and the TOD development regulations applicable thereto.

- (a) If the council approves a neighborhood TOD plan, with or without amendments, the director shall, within 120 days after the approval, submit to the planning commission a proposed ordinance establishing a TOD zone for the applicable neighborhood and the TOD development regulations applicable thereto.
- (b) If the council, pursuant to Section 21-9.100-1, initiates a proposed ordinance establishing a TOD zone and the TOD development regulations applicable thereto where no neighborhood TOD plan has been adopted, the director shall, within 120 days after adoption of the resolution initiating the ordinance, submit to the planning commission a report accompanied by the proposed ordinance and any alternative ordinance proposed by the director. The provisions of Chapter 2, Article 24, relating to council proposals to amend the zoning ordinances and the processing thereof by the department, shall not apply to council proposals to establish a TOD zone and the TOD development regulations applicable thereto. The director may request, and the council may approve, a 60-day extension of the deadline to submit a report and proposed ordinance to the planning commission under the following procedure:
 - (1) Within the existing deadline, the director shall submit to the council a request for an extension of the deadline and an interim report describing the status of the director's processing of the council proposal and the reasons that additional time is needed for processing.
 - (2) The council may approve or deny the proposed extension by adoption of a committee report. If the council fails to take final action on the proposed extension within 45 days after receipt of the director's request, or the existing deadline, whichever occurs first, the extension shall be deemed denied.
 - (3) If an extension of the deadline is approved by the council, the director may thereafter request subsequent extensions of the deadline in accordance with the procedure described above.

(Added by Ord. 09-4)

Sec. 21-9.100-4 TOD development regulations minimum requirements.

The TOD development regulations for each TOD zone shall include, but not be limited to, the following provisions:

- (a) Allowances for a mix of land uses, both vertically and horizontally, including affordable housing.
- (b) Density and building height limits that may be tied to the provision of community amenities, such as public open space, affordable housing, and community meeting space.
- (c) Elimination or reduction of the number of required off-street parking spaces, including expanded allowances for joint use of parking spaces.
- (d) Design provisions that encourage use of rapid transit, buses, bicycling, walking, and other nonautomobile forms of transport that are safe and convenient.
- (e) Guidelines on building orientation and parking location, including bicycle parking.
- (f) Identification of important neighborhood historic, scenic, and cultural landmarks, and controls to protect and enhance these resources.
- (g) Design controls that require human-scale architectural elements at the ground and lower levels of buildings.

- (h) Landscaping requirements that enhance the pedestrian experience, support station identity, and complement adjacent structures.
- (i) Incentives and accompanying procedures, which may include minimum standards and financial incentives, to encourage appropriate and necessary transit-oriented development.

(Added by Ord. 09-4)