

## Summary of Proposed Key Changes to the Mauka Area Rules

August 2023 Administrative Draft (rev 2)

Proposed Change	Citation	Notes
<b>Rule Clarifications</b>		
<b>1. Adding/removing various definitions</b>	§ 15-217-8	Clarifies the application of the rules. Removes obsolete definitions for terms that are no longer used. Corrects spellings.
<b>2. Clarify window requirements</b>	§ 15-217-55(j)	Provides for executive director discretion if visual light transmission requirements conflict with State Energy Code or other government requirements. Also limits requirement for operable windows to the lower floors of residential buildings.
<b>3. Design standards for flood zones</b>	§ 15-217-61(b)(2)	Adds windows and seating areas as permissible strategies to activate building frontage walls, and also adds executive director discretion to approve elements that break up the massing of flood control walls.
<b>4. Clarifies State Historic Preservation Division (SHPD) review</b>	§ 15-217-62	Allows for preservation of historically and culturally significant properties that may not be physically present. Also accommodates adjustments to timing of SHPD requirements with respect to permit applications.
<b>5. Conditional Use Permits</b>	§ 15-217-67	Clarifies application and approval processes for conditional use permits.
<b>6. Nonconformities</b>	§ 15-217-91	Allows maintenance of nonconforming exterior facades, roofs, gutters, and railings.

Permit Simplification		
<b>7. Application of improvement and development permits</b>	§ 15-217-8	Uses the size of site improvements or additional building areas rather than lot size to determine the applicability of improvement or development permits.
<b>8. Thoroughfare Standards</b>	§ 15-217-39	Adds flexibility to meet the City and County of Honolulu standards and the Complete Streets Design Manual.
<b>9. Elimination of View Corridor Setback</b>	§ 15-217-54(d)	Eliminates the 50' setback requirement for buildings over 65' high along certain thoroughfares.
<b>10. Elimination of Tower Floor Plate Size Requirements</b>	§ 15-217-55	Eliminates dimensional requirements for building towers (150' maximum length and 210' diagonal length).
<b>11. New and expanded permits</b>	§ 15-217-8 and § 15-217-76 to § 15-217-79	<ul style="list-style-type: none"> <li>• Zoning clearances added to support liquor licenses</li> <li>• Renovation permit allows interior modifications and up to 25% more floor area</li> <li>• Expanded use of rules clearances</li> <li>• Temporary use permit added to allow short-term uses</li> </ul>
<b>12. Updated Fee Schedule</b>	§ 15-217-93	Permit fees are updated to reflect current costs and staff level of effort.
<b>13. Pedestrian Zone Standards</b>	Figures PZ.1 and PZ.2	Consolidates neighborhood zone figures into simplified table of requirements.

Improved Planning		
<b>14. Adding business hotels</b>	§ 15-217-8	New allowed use; swimming pools or other resort-style facilities are not permitted.
<b>15. Update definition of Floor Area</b>	§ 15-217-8 and Figures NZ.1 to NZ.7	Adjusts definition of floor area to include parking, building overhangs, canopies with more than 50% coverage, and other clarifications. Based on the inclusion of parking as floor area, the maximum floor area ratios are also increased.
<b>16. Incentive zones</b>	§ 15-217-28 and Figure IZ.1 to IZ.3	Adds incentive zones to encourage the provision of public benefits on project sites in exchange for development bonuses.
<b>17. Landscaping</b>	§ 15-217-56	Front yards must not have less than 50% permeable surface area. Also landscaping should promote cultural and gathering practices wherever possible.
<b>18. Parking</b>	§ 15-217-63	<ul style="list-style-type: none"> <li>• Eliminates minimum parking requirements to allow developers to right-size parking, lower construction costs, and support multimodal transportation options. Consistent with City and County of Honolulu Ordinance 20-41.</li> <li>• Also requires disclosure of parking costs to renters and eliminates compact parking stalls.</li> <li>• Adopts City and County of Honolulu requirements for on-site bicycle parking.</li> </ul>
<b>19. Design Advisory Board</b>	§ 15-217-80	Adds a Native Hawaiian Cultural Consultant to the Design Advisory Board.
<b>20. Street trees</b>	Figure 1.7	Designates additional streets for large canopy street trees.
<b>21. Height Limits</b>	Figure 1.8	Height limits are increased to 100' in the Sheridan neighborhood and to 400' above Restaurant Row to gain consistency with adjacent neighborhoods.
<b>22. Building Type</b>	Figure BT.10	Adds the Tropical Urban Court building type to promote more sustainable, energy-efficient buildings.