



# Kaka'ako Community Development District

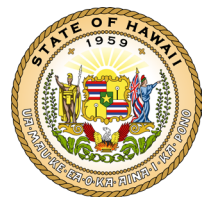
# **Makai Area Rules**

Proposed Amendments to  
Hawai'i Administrative Rules Title 15, Chapter 23

Final Draft (Ramseyer Version)  
November 2023



**Hawaii Community  
Development Authority**





DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND  
TOURISM

Amendments and Compilation of Chapter 15-23  
Hawaii Administrative Rules

SUMMARY

1. §15-23-1 is repealed.
2. §15-23-1.1 is added.
3. §§15-23-2 to §15-23-3 are amended.
4. §15-23-4 is repealed.
5. §15-23-5 is amended.
6. §15-23-6 is repealed.
7. §15-23-6.1 is added.
8. §15-23-7 is repealed.
9. §15-23-7.5 is added.
10. §15-23-8 is amended.
11. §15-23-10 is repealed.
12. §15-23-10.1 is added.
13. §15-23-11 is repealed.
14. §15-23-13 is amended.
15. §15-23-14 is repealed.
16. §15-23-14.1 is added.

17. §§15-23-15 to §15-23-17 are amended.
18. §15-23-20 is amended.
19. §15-23-21 is repealed.
20. §15-23-22 is amended.
21. §§15-23-23 to §15-23-27 are added.
22. §§15-23-30 to §15-23-31 are amended.
23. §15-23-32 is repealed.
24. §15-23-33 is amended.
25. §§15-23-34 is repealed.
26. §§15-23-37 to §15-23-39 are repealed.
27. §§15-23-40 to §15-23-41 are amended.
28. §§15-23-62 to §15-23-65 are amended.
29. §§15-23-67 to §15-23-70 are amended.
30. §15-23-71.1 is added.
31. §15-23-72 is repealed.
32. §§15-23-73 to §15-23-81 are amended.
33. §15-23-82.1 is added.
34. §§15-23-83 to §15-23-84 are amended.
35. §15-23-85 is repealed.
36. §15-23-86 is amended.
37. §15-23-87 is repealed.

38. §§15-23-88 to §15-23-89 is amended.
39. §15-23-90 is added.
40. §§15-23-139 to §15-23-143 are amended.
41. §§15-23-158 to §15-23-159 are amended.
42. §§15-23-160 to §15-23-161 are repealed.
43. §15-23-161.1 is added.
44. §15-23-163 is amended.
45. §15-23-164 is repealed.
46. §15-23-178 is repealed.
47. §15-23-178.1 is added.



Amendment and Compilation of Chapter 15-23  
Hawaii Administrative Rules



1. Chapter 15-23, Hawaii Administrative Rules,  
entitled "Makai Area Rules", is amended and compiled  
to read as follows:

"HAWAII ADMINISTRATIVE RULES

TITLE 15

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND  
TOURISM

SUBTITLE 4

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

CHAPTER 23

[~~THE KAKA'AKO~~] KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT

[~~RULES FOR THE~~] MAKAI AREA RULES

Subchapter 1 General Provisions

\$15-23-1	[ <del>General purposes</del> ] <u>Repealed</u>
<u>\$15-23-1.1</u>	<u>Purpose</u>
\$15-23-2	Development guidance policies
\$15-23-3	Title
\$15-23-4	[ <del>Plan and design guidelines</del> <del>incorporated by reference</del> ] <u>Repealed</u>
\$15-23-5	Definitions
\$15-23-6	[ <del>Rules for construction of language</del> ] <u>Repealed</u>
<u>\$15-23-6.1</u>	<u>Rules of interpretation</u>

§15-23-7	<del>[Establishment of the Kakaake community development district]</del> <u>Repealed</u>
<u>§15-23-7.5</u>	<u>Compliance with other regulations</u>
<u>§15-23-8</u>	<u>Establishment and scope of controls</u>
<u>§15-23-9</u>	<u>Repealed</u>
<u>§15-23-10</u>	<del>[Project eligibility]</del> <u>Repealed</u>
<u>§15-23-10.1</u>	<u>Completeness review</u>
<u>§15-23-11</u>	<del>[Development permits]</del> <u>Repealed</u>
<u>§15-23-12</u>	<u>Administration</u>
<u>§15-23-13</u>	<u>Appeals</u>
<u>§15-23-14</u>	<del>[Variances]</del> <u>Repealed</u>
<u>§15-23-14.1</u>	<u>Variances</u>
<u>§15-23-15</u>	<u>Nonconformities</u>
<u>§15-23-16</u>	<u>Application fees</u>
<u>§15-23-17</u>	<u>Violations</u>
<u>§15-23-18</u>	<u>Amendments</u>
<u>§15-23-19</u>	<u>Severability</u>
<u>§15-23-20</u>	<u>Interpretation by the executive director</u>
<u>§15-23-21</u>	<del>[Zoning adjustments and waivers]</del> <u>Repealed</u>
<u>§15-23-22</u>	<u>Automatic approvals</u>
<u>§15-23-23</u>	<u>Approval validity period</u>
<u>§15-23-24</u>	<u>Zoning clearance</u>
<u>§15-23-25</u>	<u>Rules clearance</u>
<u>§15-23-26</u>	<u>Renovation permit</u>
<u>§15-23-27</u>	<u>Improvement and development permits</u>
<u>§§15-23-28 to 15-23-29</u>	<u>Reserved</u>

## Subchapter 2 Land Use Zone Rules

§15-23-30	Establishment of land use zones
§15-23-31	MUZ zone: purpose and intent
§15-23-32	<del>[MUZ zone: use rules]</del> <u>Repealed</u>
§15-23-33	WC zone: purpose and intent
§15-23-34	<del>[WC zone: use rules]</del> <u>Repealed</u>
§§15-23-35 to §15-23-36	<u>Repealed</u>
§15-23-37	<del>[MUZ-I zone: purpose and intent]</del> <u>Repealed</u>



§15-23-38	<del>[MUZ-I zone: use rules]</del> <u>Repealed</u>
§15-23-39	<del>[MUZ-I zone: development standards]</del> <u>Repealed</u>
§15-23-40	Park areas
§15-23-41	Public areas
§15-23-42	Minimum lot area, width, and depth
§15-23-43	Subdivision and consolidation
§§15-23-44 to 15-23-59	Reserved
§15-23-60	Additional development requirements

### Subchapter 3 General Development Requirements

§15-23-61	Purpose and intent
§15-23-62	Density
§15-23-63	Heights
§15-23-64	Yards
§15-23-65	Open space
§15-23-66	Repealed
§15-23-67	Building envelopes
§15-23-68	Off-street parking
§15-23-69	Off-street loading
§15-23-70	Signs
§15-23-71	Repealed
<u>§15-23-71.1</u>	<u>Architectural design</u>
§15-23-72	Circulation
§15-23-73	Public facilities <u>dedication</u> fee
§15-23-74	Prohibition of structures within a mapped street
§15-23-75	Development of properties within the Aloha tower special district
§15-23-76	Utilities required to be underground
§15-23-77	Environmental standards
§15-23-78	Temporary <del>[uses]</del> <u>use</u> permit
§15-23-79	Conditional use of vacant land
§15-23-80	Joint development of two or more adjacent zoning lots
§15-23-81	Flood hazard district
§15-23-82	Repealed
<u>§15-23-82.1</u>	<u>Conditional use permit</u>
§15-23-83	Applications

§15-23-84	Determination by authority or executive director
§15-23-85	<del>[Lapse of development permit]</del> <u>Repealed</u>
§15-23-86	Conditions
§15-23-87	<del>[Requirement of providing reserved housing units]</del> <u>Repealed</u>
§15-23-88	Modification of specific provisions
§15-23-89	Conditions for modification
§15-23-90	<u>Minor changes</u>
§§15-23-91 to 15-23-107	Reserved
§§15-23-108 to 15-23-137	Repealed

#### Subchapter 4 Special Urban Design Rules

§15-23-138	Statement of purposes
§15-23-139	Applicability
§15-23-140	Streetscapes
§15-23-141	Tower spacing and circulation
§15-23-142	Landscaping
§15-23-143	Modification of urban design requirements
§§15-23-144 to 15-23-157	Reserved

#### Subchapter 5 Historic and Cultural Sites

§15-23-158	Statement of purposes
§15-23-159	Historic or culturally significant property defined
§15-23-160	<del>[Designation]</del> <u>Repealed</u>
§15-23-161	<del>[Procedure for designation]</del> <u>Repealed</u>
§15-23-161.1	<u>Preservation and consultation</u>
§15-23-162	Uses
§15-23-163	Protective maintenance
§15-23-164	<del>[Certificate of appropriateness]</del> <u>Repealed</u>
§§15-23-165 to 15-23-177	Reserved

Subchapter 6 Master Plan Rules

§15-23-178            [~~Purpose and intent~~] Repealed  
§15-23-178.1        Master plans

§§15-23-179 to 15-23-191        Reserved

Subchapter 7 Rules Review and Amendment

§15-23-192            Rules review and amendment

SUBCHAPTER 1

GENERAL PROVISIONS

**§15-23-1** ~~[General purposes. (a) The legislature of the State of Hawaii, by chapter 206E, HRS, established the Kakaako community development district (hereinafter "Kakaako district"). In so doing, the legislature determined that there was a need for replanning, renewal, or redevelopment of that area. The legislature found the following with respect to the Kakaako district:~~

- ~~(1) The Kakaako district is centrally located in Honolulu proper, in close proximity to the central business district, the government center, commercial and market facilities, major existing and contemplated transportation routes and recreational and service areas;~~
- ~~(2) The Kakaako district, because of its present function as a service and light industrial area, is relatively underdeveloped and has, especially in view of its proximity to the urban core where the pressure for all land uses is strong, the potential for increased growth and development that can alleviate community needs such as low- or moderate-income housing, parks and open space, and commercial and industrial facilities;~~
- ~~(3) The Kakaako district, if not redeveloped or renewed, has the potential to become a blighted and deteriorated area. Because of its present economic importance to the State in terms of industry and subsequent employment, there is a need to preserve and enhance its value and potential; and~~
- ~~(4) Kakaako has a potential, if properly developed and improved, to become a planned new community in consonance with surrounding urban areas.~~

~~(b) The legislature declared further that there exists within the State vast, unmet community development needs, such as:~~

- ~~(1) Suitable housing for persons of low or moderate income;~~
- ~~(2) Sufficient commercial and industrial facilities for rent;~~
- ~~(3) Residential areas which have facilities necessary for basic livability, such as parks and open space; and~~
- ~~(4) Areas which are planned for mixed uses. The legislature declared that existing laws and private and public mechanisms have either proven incapable or inadequate to meet these needs. The legislature called upon the Hawaii community development authority to provide a new, innovative form of development and regulation to meet these needs.~~

~~(c) The legislature authorized and empowered the Hawaii community development authority to develop a community development plan for the district. It noted that the plan should include a mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly in a vertical as well as horizontal mixture within a single development lot. The legislature further directed that in planning for such mixed uses, the authority shall also respect and support the present function of Kakaako as a major economic center, providing significant employment in such areas as light industrial, wholesaling, service, and commercial activities.~~

~~(d) The legislature further authorized and empowered the authority to establish and adopt community development rules under chapter 91, HRS, on health, safety, building, planning, zoning, and land use which shall supersede all other inconsistent ordinances and rules relating to the use, zoning, planning, and development of land and construction thereon.~~

~~(e) In accordance with the declarations of the legislature, the authority has developed community~~

~~development plans for the Kakaako district. As an integral part of implementing these plans, and in compliance with the mandate of the legislature, the authority has developed these innovative community development rules for the Kakaako district.~~

~~(f) It is the intent of the authority that these rules shall be established and adopted to implement the purposes and intent of the legislature as set forth in chapter 206E, HRS. It is the further intent of the authority that these rules shall implement the policies and programs relating to the Kakaako district as set forth in the provisions of the community development plan.~~

~~(g) So that Kakaako can be developed as an attractive and desirable urban community, the authority shall interpret these rules to encourage flexibility of design. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-1, 206E-4, 206E-5, 206E-7)] REPEALED.~~

~~[R [REDACTED]]~~

**§15-23-1.1 Purpose.** (a) The makai area plan establishes long-term land use policy, consistent with chapter 206E, HRS, that directs the implementation of smart growth principles within a portion of the Kakaʻako community development district.

(b) These rules carry out, through complete, integrated, effective, and concise land development regulations, the aforementioned makai area plan directives by classifying and regulating the types and intensities of development and land uses within the makai area consistent with, and in furtherance of, the policies and objectives of the makai area plan and chapter 206E, HRS.

(c) The rules are adopted to protect and promote the public health, safety, and general welfare of the community and to protect and preserve places and areas of historical, cultural, architectural, or environmental importance and significance, as set forth in the makai area plan and chapter 206E, HRS.

(d) So that Kaka‘ako can be developed as an attractive and desirable urban community, the authority shall interpret these rules to encourage flexibility of design. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-1, 206E-4, 206E-5, 206E-7)

**§15-23-2 Development guidance policies.** The development guidance policies governing the authority's actions in the ~~[Kakaako]~~ Kaka‘ako district have been set forth by the legislature in section 206E-33, HRS. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §206E-33) (Imp: HRS §206E-33)

**§15-23-3 Title.** ~~[These rules shall be known and may be cited as the Kakaako community development district rules for the makai area.]~~ (a) This chapter of the Hawaii administrative rules shall be known, and may be cited, as the "makai area rules."

(b) References to "rules" within this chapter are references to the makai area rules unless indicated otherwise. References to other regulations or provisions relevant to the Hawaii community development authority, where provided, are for the convenience of the reader. The lack of a cross-reference does not exempt a land, building, structure, or use from other regulations.

(c) The figures, dated [REDACTED], attached at the end of this chapter, the makai area plan, dated [REDACTED], and the the Kaka‘ako makai conceptual master plan, dated April 2011, are hereby incorporated by reference and made a part of this chapter. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-5, 206E-7) (Imp: HRS §§206E-5, 206E-7)

**§15-23-4 [Plan and design guidelines incorporated by reference.** The makai area plan and makai area design guidelines, are hereby incorporated by reference and made a part of this chapter. [Eff 2/24/90; comp 10/10/98; am and comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §206E-5) (Imp: HRS §206E-5).] REPEALED. [R REDACTED]

**§15-23-5 Definitions.** [Except as otherwise stated in this chapter, all of the definitions contained in the land use ordinance of the city and county of Honolulu are by reference incorporated herein and made a part hereof[as of what date? Would the definitions change if the LUO definitions are amended?]. As used in this chapter, the following words and terms shall have the following meanings unless the context shall indicate another or different meaning or intent:] This section provides definitions for terms in these rules that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this section, then the executive director shall determine the correct definition through the interpretation provisions of section 15-23-6.1 (rules of interpretation) or section 15-23-20 (interpretation by the executive director):

"Aloha Tower special district" means that parcel of land identified by tax map key 2-1-14: 06, situated mauka of Piers 6 and 7 and makai of Nimitz Highway, being the site for the existing Hawaiian Electric power plant and related facilities.

"Arcade" means a protected walkway that provides public pedestrian access contiguous to a building. It is open on at least one long dimension, except for structural columns, and has an average unobstructed ceiling height of at least twelve feet. It shall have a clear walkway width of at least twelve feet and not less than five hundred square feet of covered area, including the area occupied by the structural columns.



An arcade is not more than eighteen inches above adjoining grade[+].

"Authority" means the Hawaii community development authority established by section 206E-3, HRS[+].

"Awning" means a temporary shelter supported entirely from the exterior wall of a building[+].

"Developer" means a private person or an entity who has legal rights to perform or cause to be performed any man-made change over, upon, under, or across improved or unimproved real property within the makai area.

"Developer's proposal to develop lands under the authority's control" as used in section 206E-5.6, HRS, shall mean and include: (1) Any permit application filed by any private person or entity seeking the authority's approval for a development project; or (2) An improvement or development project on lands owned by the authority.

"Development" means the construction of a new building or other structure on a development lot, the relocation of an existing building on another development lot, or the use of a tract of land for a new use[+].

"Development project" means and includes construction and site improvements, including new floor area, that totals 20,001 square feet or more.

"Development lot" means any lot or a combination of lots developed in accordance with the provisions of these rules[+].

"Eleemosynary organization" means a society, association, or corporation engaged in religious, charitable, educational, scientific, literary, or other benevolent purposes, whose charter or other enabling act contains a provision that, in the event of dissolution, the land owned by such society, association, or corporation shall be distributed to another society, association, or corporation engaged in religious, charitable, educational, scientific, literary, or other benevolent purposes[+].

"Executive director" means the executive director of the authority[+].

"FEMA flood maps" means maps that set flood insurance rates, regulate floodplain development, and delineate "100-year" floodplain boundaries that are prepared under the Federal Emergency Management Agency ("FEMA") National Flood Insurance Program. FEMA flood maps contain flood zones that describe different levels of flood risk and elevation.

"Floor area" means the [area of the several floors of a building excluding unroofed areas measured from the exterior faces of the exterior walls or from the center line of party walls separating portions of a building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above, including but not limited to elevator shafts, corridors, and stairways. Excluded from the floor area are parking facilities and loading spaces, including their driveways and accessways, attic areas with headroom less than seven feet, passageways, arcades, covered rooftop areas, and rooftop machinery equipment rooms and elevator housings on the top of buildings;] sum of the gross horizontal areas of all floors of a building, including interior balconies, mezzanines, and storage areas measured from the exterior face of exterior walls or from the centerline of a wall separating two structures.

- (1) Floor area shall include the area of roofed structures, building overhangs, canopies less than fifty per cent open to sky, porches, lanais having more than two walls, accessory structures on the same lot, mechanical and machine rooms, and elevator shafts. The area of roofed structures that are not enclosed by walls shall be measured from the exterior face of its supporting structure, columns, posts, or the determined useable area it covers;
- (2) Floor area shall exclude parking facilities and loading spaces, including their driveways, stairwells open on at least two sides with only handrailing or fall

protection, elevator shafts, basements, below ground structures, screening for rooftop machinery equipment, elevator housings on the rooftop, covered drop-offs located at or leading to the street curb, and lanais less than fifteen per cent interior floor area; and

- (3) Parking areas dedicated to electric vehicles and electric vehicle charging, long-term bike parking and storage, car sharing, nonpetroleum based motor vehicles, robotic parking systems and its machinery, and other high efficiency parking systems approved by the executive director, may be excluded from floor area calculations.

"Floor area ratio" or "FAR" means the ratio of floor area to land area expressed as a per cent or decimal which shall be determined by dividing the total floor area on a development lot by the lot area of that development lot[+].

"Ground elevation" means the existing grade of a sidewalk adjacent to any front yard property line or the adjacent street right-of-way line if no sidewalk exists[+].

"Ground floor windows" means windows extending over at least fifty per cent of the length and twenty-five per cent of the area of ground elevation walls. Ground elevation walls include all exterior wall areas up to nine feet above the ground floor that abut front yards. Ground floor windows must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.

"Hawaii capital district" means a special district established by Article 7 of the land use ordinance[+].

"Improvement project" means and includes:

- (1) Construction and site improvements, including new floor area, that total 20,000 square feet or less;
- (2) Exterior alterations, excluding ordinary repairs and maintenance covered by a rules clearance or a renovation permit; and

(3) Demolition of an existing structure.

~~["Kakaako community development district plan", "Kakaako community development plan", or "Kakaako plan", means the development plans referred to as the "mauka area plan" and the "makai area plan";]~~

~~["Kakaako]~~ "Kaka'ako special design district ordinance" means Ordinance No. 80-58 of the city and county of Honolulu, as amended~~[+]~~.

~~"Land use ordinance" or "LUO" means [Ordinance No. 86-96]~~ "Land use ordinance" of the city and county of Honolulu~~[+]~~, as amended.

"Land use zone" means any zone delineated on the land use plan map of the makai area plan~~[+]~~.

"Lot" means a duly recorded parcel of land which can be used, developed, or built upon as a unit~~[+]~~.

~~"Makai area" means that portion of the [Kakaako]~~ "Makai area" means that portion of the Kaka'ako district, established by section 206E-32, HRS, which is bounded by Ala Moana Boulevard, inclusive from ~~[Punchbowl Street to Piikoi Street, from Piikoi Street]~~ South Street to its intersection with the Ewa boundary of Ala Moana Park, also identified as the Ewa boundary of tax map key 2-3-37: 01; the Ewa boundary of tax map key 2-3-37: 01 from its intersection with Ala Moana Boulevard to the shoreline; the shoreline from its intersection with the property line representing the Ewa boundary of property identified by tax map key 2-3-37: 01 to its intersection with the property line ~~[between Pier 2 and Pier 4 from its intersection with the shoreline to Ala Moana Boulevard;]~~ along the Diamond Head side of Pier 1 and Forest Avenue, also identified as the Diamond Head boundary of tax map key 2-1-15: 09; and [Ala Moana Boulevard from its intersection with the property line between lands identified by Pier 2 and Pier 4 to Punchbowl Street.] along the Diamond Head side of Pier 1 and Forest Avenue, also identified as the tax map key 2-1-15: 09 from the shoreline to the intersection of Ala Moana Boulevard and South Street. The makai area also includes that parcel of land identified by tax map key ~~[2-1-14: 16,]~~ 2-1-14: 06, situated mauka of Piers 6 and 7 and makai of Nimitz

Highway, being the site for the existing Hawaiian Electric power plant and related facilities;].

~~["Makai area design guidelines" means the design guidelines for the makai area adopted on February 2, 2002;]~~

"Makai area plan" means the development plan for the makai area of the ~~[Kaka'ako]~~ Kaka'ako community development district adopted on September 29, 1998, as amended on December 9, 2002; ~~[and]~~ November 3, 2005; and [REDACTED].

"Mauka area" means that portion of the ~~[Kaka'ako]~~ Kaka'ako community development district, established by section 206E-32, HRS, which is bounded by King Street; Piikoi Street from its intersection with King Street to Ala Moana Boulevard; Ala Moana Boulevard, exclusive, from Piikoi Street to its intersection with Punchbowl Street; and Punchbowl Street to its intersection with King Street~~[+]~~.

"Mauka area plan" means the development plan for the mauka area of the ~~[Kaka'ako]~~ Kaka'ako community development district originally adopted on February 16, 1982, as amended on January 10, 1983~~[+]~~; May 18, 1984~~[+]~~; September 6, 1984~~[+]~~; April 26, 1985~~[+]~~; August 17, 1985~~[+]~~; July 15, 1988~~[+]~~; June 28, 1989~~[+]~~; January 18, 1990~~[+]~~; July 16, 1990~~[+]~~; September 5, 1997~~[+]~~; August 3, 1999~~[+and]~~; January 9, 2002; and October 31, 2011.

"Mixed use" means the combination of more than one land use within a development ~~[project or area;]~~ or development lot.

"MUZ" means a ~~[mixed-use]~~ makai urban zone where commercial~~[+residential;]~~ and community ~~[service]~~ uses are permitted~~[+]~~.

~~["MUZ-I" means a mixed-use zone where waterfront industrial and commercial uses are permitted;]~~

"Nonconforming use" means an activity using land, buildings, signs, or structures for purposes which were legally established within the makai area prior to [REDACTED] but would not be permitted as a new use in any of the land use zones established by this chapter~~[+]~~.

"Open space" means ~~[noncontiguous, unbuilt and unobstructed spaces at ground elevation between and adjacent to public and private structures;]~~ space that is one hundred per cent open to the sky and that is between or adjacent to a structure and located either (a) at-grade, or (b) on a publicly-accessible and usable podium, roof garden, or roof-top recreation area.

"Open space systems" mean continuous networks of open space that result from public rights-of-way, view corridors, building setback areas, parks, and private open spaces~~[+]~~.

"Passageway" means a ground floor, cross-block pedestrianway that facilitates pedestrian movement, is open to the public, and has a minimum clear width of thirty feet and minimum clear height of twelve feet. To qualify, a passageway shall also be open to the sky for at least twenty-five per cent of its area, and all openings to the sky must not be less than twelve feet in any dimension. Passageways must link active use areas, such as lobbies, courtyards, retail shops, and drop-offs. Passageways are exempt from parking, loading, and public facilities fee requirements.

"Platforms" mean a building form providing a base for tower structures. The platforms may contain extensive parking areas as well as other permitted uses~~[+]~~.

"Preservation" means keeping a particular property in its present condition. The property may already be in a restored or rehabilitated condition~~[+]~~.

"Protection" means undertaking actions or applying measures ~~[which]~~ that will prevent the property from deterioration or loss or ~~[which]~~ that will keep it from being destroyed or abused~~[+]~~.

"Public improvement" means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide public needs as: vehicular and pedestrian circulation systems, storm sewers, flood control improvements, water supply and distribution

facilities, sanitary sewage disposal and treatment, public utility, and energy services[+].

"Public project" means any project or activity of any county or agency of the State conducted to fulfill a governmental function for public benefit and in accordance with public policy[+].

"Public utility project" means any project or activity of any county or state agency conducted to upgrade or construct utilities, including sanitary sewer, drain lines, water, gas, electrical, telephone, cable, pedestrian facilities, and roadway systems.

"Reconstruction" means the reproduction by new construction of a building, structure, object, or parts thereof as it originally appeared[+].

"Reflective surface" means any glass or other surface, such as polished metal, specified in the manufacturer's literature having reflectance (designated by such terminology as average daylight reflectance, visible light reflectance, visible outdoor reflectance, and comparable terms) of over thirty per cent[+].

"Rehabilitation" means returning a property to a useful state, thus allowing it to be used while preserving those portions or features considered historically, architecturally, or culturally significant[+].

"Renovation project" means and includes:

- (1) Interior alterations and modifications of an existing structure that increases floor area, not to exceed twenty-five per cent of the building floor area as originally constructed, and where the total building floor area is less than twenty thousand square feet; and
- (2) Minor modifications to the exterior of the existing structure.

"Restoration" means recovering accurately the authentic form and details of a property, or a structure and its setting, usually by renovating a later work, or replacing missing earlier work[+].

"Revised ordinances of Honolulu" or "ROH" means the revised ordinances of the city and county of Honolulu, as amended.

"Rules clearance" means and includes a permit approved and issued by the executive director when the uses, structures, and activities:

- (1) Complies with setback requirements, height limits, and all other applicable standards and existing nonconformities; and
- (2) Does not require the issuance of a renovation permit, improvement permit, or development permit.

"Tower" means a single building form which may be situated above or abutting a platform~~[+ and]~~.

"Tower footprint" means the largest area of a single floor of a building above sixty-five feet in height as measured from its exterior faces or edges. [Eff 2/24/90; am 1/7/91; am 2/22/93; am and comp 10/10/98; am 1/13/00; am and comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-2, 206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-2, 206E-4, 206E-5, 206E-7)

**~~[§15-23-6 Rules for construction of language.~~**

~~The following rules of construction apply to the text of this chapter.~~

- ~~(1) The particular shall control the general;~~
- ~~(2) In case of any difference of meaning or implication between the text of this chapter and any caption, illustration, map, summary table, or illustrative table, the text shall control;~~
- ~~(3) The word "shall" is always mandatory and not discretionary. The word "may" is permissive;~~
- ~~(4) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary;~~



- ~~(5) A "building" or "structure" includes any part thereof;~~
- ~~(6) The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for";~~
- ~~(7) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity;~~
- ~~(8) Unless the context clearly indicates the contrary, where a rule involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", or "either...or", the conjunction shall be interpreted as follows:
 
  - ~~(A) "And" indicates that all the connected items, conditions, provisions, or events shall apply.~~
  - ~~(B) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.~~
  - ~~(C) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination;~~~~
- ~~(9) The word "includes" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of kind or character. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-7) (Imp: HRS §§206E-4, 206E-7)] REPEALED. [R REDACTED]~~

**§15-23-6.1 Rules of interpretation.** (a)

Provisions of the rules are activated by "shall" when required; "should" when recommended; and "may" when optional.

(b) In addition to the text-only contents of the rules, section 15-23-6.1 shall also control related captions, titles, and figures.

(c) Terms not defined in section 15-23-5 shall be accorded their commonly accepted meanings. In the event of conflicts between the definitions in section 15-23-5 and those found elsewhere within the authority's administrative rules, the definitions in section 15-23-5 shall take precedence.

(d) Figures 1 to 6, dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, are an integral part of the rules. Figure 7, dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, contains illustrative guidelines.

(e) In case of any difference of meaning or implication between the text of this chapter and any caption, illustration, map, summary table, or illustrative table, the text shall control.

(f) Where in conflict, numerical metrics shall take precedence over graphic metrics.

(g) Words used in the singular include the plural; words used in the plural include the singular.

(h) Words used in the present tense include the future tense; words used in the future tense include the present tense.

(i) Within the rules, sections are occasionally prefaced with purpose or intent statements that are intended to guide the implementation of the rules but are not binding standards.

(j) In their interpretation and application, the provisions of the rules are considered minimal in nature. Whenever the provisions, standards, or requirements of the authority's rules of practice and procedure, chapter 219, Hawaii administrative rules, are higher or more restrictive, the latter shall control.

(k) If there is uncertainty about the location of any zone boundary shown on the regulating plan, the location of the boundary shall be determined by the executive director as follows:

- (1) Where a zone boundary approximately follows a lot line, alley, or street, the lot line, alley centerline, or street centerline shall

- be construed as the zone boundary, as applicable;
- (2) If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the regulating plan, the location of the boundary will be determined by using the scale appearing on the regulating plan; and
  - (3) Where a public thoroughfare or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned thoroughfare or alley. [Eff                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-7 [~~Establishment of the Kakaako community development district.~~** The Kakaako district was established by the legislature in 1976. As originally established, the district included that area bounded: by King Street; Piikoi Street from its intersection with King Street to Ala Moana Boulevard; Ala Moana Boulevard from Piikoi Street to its intersection with Punchbowl Street; and Punchbowl Street to its intersection with King Street. The legislature, during its 1982, 1987, and 1990 sessions, revised the district's boundary to include an area of approximately 221 acres makai of Ala Moana Boulevard. The district's present boundary is defined in section 206E-32, HRS, and is delineated on Figure 1, entitled "Makai Area Context [Plan]", dated [September 2005,]                     , and attached at the end of this chapter. [Eff 2/24/90; am 1/7/91; am and comp 10/10/98; am 1/13/00; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05] (Auth: HRS §206E-32) (Imp: HRS §206E-32)] REPEALED. [R                     ]

**§15-23-7.5 Compliance with other regulations.**

(a) Whenever conflicting requirements are discovered in the application of the rules, they shall be resolved as follows:

- (1) Makai area rules. If a conflict occurs between requirements within the rules, the most restrictive requirement shall apply;
- (2) Makai area plan. When the provisions of the rules are in conflict with the makai area plan, the rules shall take precedence;
- (3) Master plan. If conflicts occur between the requirements of the makai area rules and standards adopted as part of any master plan, the requirements of the master plan shall apply; and
- (4) Private agreements. If conflicts occur between the requirements of the rules and private agreements or restrictions, the rules shall apply and take precedence. The rules apply to all real property located within the makai area regardless of whether the rules impose a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction, such as conditions, covenants and restrictions.

(b) The provisions of chapter 15-219, the authority's rules of practice and procedure, apply within the makai area and may be referenced herein.  
[Eff: ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-8 Establishment and scope of controls.**

(a) In harmony with the purpose and intent of chapter 206E, HRS, these rules are established by the Hawaii community development authority for the makai area of the ~~[Kakaake]~~ Kaka'ako district ~~[controlling, regulating, and determining;]~~ to regulate the area of lots; height of buildings; minimum yards and setbacks; required open spaces; the density of buildings; the location and amount of ~~[residential uses, commercial~~

~~uses, recreational uses, waterfront industrial uses, public uses, and other appropriate~~ authorized uses; the location of buildings and other structures; off-street loading requirements; ~~[payment of]~~ public facilities fee requirements; architectural design; urban design; historic and cultural sites; circulation criteria; environmental standards; and other appropriate ~~[regulations]~~ matters relating to land use, zoning, climate change, sea level rise, climate-resilient development, and planning for buildings and structures for all properties within the makai area of the ~~[Kakaako]~~ Kaka'ako district.

(b) This chapter, together with the makai area plan ~~[of the Kakaako District]~~, shall govern all developments and use of properties within the makai area. ~~[In case of any discrepancy between the provisions of this chapter and the makai area plan, this chapter shall control.]~~

(c) No building permit shall be issued for any ~~[development]~~ project within the makai area unless ~~[the development]~~ it conforms to the provisions of the makai area plan and this chapter.

(d) All ~~[developments, proposed developments,]~~ projects, proposed projects, and properties within the makai area shall be subject to all of the provisions of this chapter and the makai area plan. This requirement shall apply notwithstanding the fact that at the effective date of this chapter, a city and county of Honolulu building permit has been applied for or has been issued for the developments, proposed developments, or properties; provided that such requirement shall not apply if a city and county of Honolulu building permit has been issued, substantial expenditures have been incurred, and substantial changes in the land have already occurred. Substantial changes in the land shall be evidenced by substantial excavations for foundations.

~~[(e) No public improvement or project within the makai area shall be initiated or adopted unless it conforms to and implements the makai area plan and this chapter.]~~

~~(f)~~ (e) Except as otherwise specifically provided, the provisions of this chapter shall supersede the provisions of the city and county of Honolulu's development plan (Ordinance No. 81-79, as amended), the provisions of the ~~[Kakaako]~~ Kaka'ako special design district ordinance (Ordinance No. 80-58, as amended), the provisions of the Hawaii Capitol District Ordinance (Article 7, land use ordinance), and the provisions of the land use ordinance (Ordinance No. 86-96, as amended) as they all shall relate to properties within the ~~[Kakaako]~~ Kaka'ako district. The foregoing ordinances are hereby declared to be inconsistent with this chapter, and shall therefore be inapplicable to developments within the district unless otherwise specifically stated.

~~(g)~~ (f) Except as otherwise specifically stated in this chapter, all other rules, laws, and ordinances shall continue to remain applicable to the developments and properties within the ~~[Kakaako]~~ Kaka'ako district.

~~(h) All agencies of the city and state governments shall perform their duties, functions, and powers which affect the Kakaako district in accordance with the provisions of the Kakaako plans and this chapter.~~

~~(i) Project plans that have been approved as to project eligibility shall not be required to comply with the provisions of this chapter or the makai area plan that have been amended subsequent to said approval and prior to construction. However, construction not in compliance with said amended provisions shall be regarded as nonconforming for the purposes of this chapter.]~~

(g) Developments shall not be approved unless adequate infrastructure facilities are or will be made available to service the proposed development prior to occupancy. The executive director may consult with applicable governmental agencies regarding the adequacy of infrastructure requirements. Any development approval may be conditioned with the requirement that the concerns and requirements of

appropriate governmental agencies relative to the adequacy of infrastructure facilities for the proposed development are satisfied. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-1, 206E-4, 206E-5, 206E-7, 206E-13, 206E-33) (Imp: HRS §§206E-1, 206E-4, 206E-5, 206E-7, 206E-13, 206E-33)

**§15-23-9** REPEALED. [R 10/10/98]

**§15-23-10** [~~Project eligibility review.~~ (a) ~~The executive director may require, prior to receipt of any application for a development permit, a project eligibility review of the development project to consider the project's relationship to the makai area plan, its impact on infrastructure facilities such as streets, pedestrian and bicycle circulation, sanitary sewers, drainage and water, and to improve efficiency and avoid unnecessary delays and expense in processing the formal development application. No development application for which a project eligibility review has been required shall be considered until the project eligibility review has been completed.~~

~~(b) To conduct project eligibility review, the applicant shall provide sufficient information that the executive director may reasonably request, such as the proposed site plan, basic massing, floor area allocation and location of proposed uses, off-street parking and loading, pedestrian and vehicular circulation, topography (existing and proposed), and location of existing and proposed improvements and utilities.~~

~~(c) To the extent possible, project eligibility review shall be completed within thirty days of the executive director's determination to require the review.~~

~~(d) Developments shall not be approved unless adequate infrastructure facilities are or will be made available to service the proposed development prior to~~

~~occupancy. The executive director may consult with applicable governmental agencies regarding the adequacy of infrastructure requirements. Any development approval may be conditioned with the requirement that the concerns and requirements of appropriate governmental agencies relative to the adequacy of infrastructure facilities for the proposed development are satisfied.~~

~~(e) Notwithstanding the requirement for a project eligibility review, potential applicants may seek preliminary review of their proposed developments with the executive director prior to submitting an application for a development permit.] REPEALED.~~  
[R \_\_\_\_\_]

**§15-23-10.1 Completeness review.** (a) Purpose. The purpose of the completeness review is to determine whether all required information is provided in a permit application. A completeness review shall not constitute a decision as to whether an application complies with the provisions of the rules.

(b) Applicability. This section applies to all applications for permits provided for in the rules, except rules clearance, zoning clearance, and temporary use permit applications.

(c) Application materials. No application shall be deemed complete unless all of the information required by forms published by the authority and required for proper assessment of the request are included and all filing fees have been paid. The executive director shall ensure that application materials are available to the public electronically via the internet and in hardcopy format at the authority's office upon request.

(d) Jurisdiction. All applications shall be reviewed by the executive director or designee for completeness. At the time of proposed filing and fee payment, the executive director may reject any application that omits information required by forms published by the authority. Once accepted for filing, the executive director's final determination on



completeness of an application is appealable to the authority pursuant to section 15-23-13.

(e) Commencement of time limit for application decision. Whenever the rules establish a time period for processing an application, such time period does not commence until the executive director has issued a certificate of completeness.

(f) Multiple permit approvals. When a proposed project requires more than one permit approval, the applicant shall apply for all such permit approvals concurrently.

(g) Completeness review process:

(1) The executive director shall provide a written determination on the completeness review within forty-five working days of receipt of the permit application. If a permit is deemed complete, the executive director shall issue a certificate of completeness. If the application is determined to be incomplete, the executive director's determination shall specify those parts of the application that are incomplete and shall indicate the manner in which those parts of the application can be made complete, including a list and thorough description of the specific information needed to complete the application;

(2) If the application requires review by any other local, state, or federal agency or entity, the executive director may require the written comments from the agency or entity prior to deeming the application complete and until such time that the executive director receives all such comments, the forty-five day period shall be tolled;

(3) Upon receipt of any application that has been resubmitted, a new forty-five day period shall begin, during which period the executive director shall determine the completeness of the application;

- (4) If the applicant contests the executive director's determination of an incomplete application, the applicant may appeal the executive director's determination to the authority pursuant to section 15-23-13. If the authority does not render a decision on the appeal within thirty working days after submittal of the requisite appeal form and filing fee, the application with the submitted materials shall be deemed complete for the purposes of this section; and
- (5) Nothing in this section precludes an applicant and the executive director from mutually agreeing to an extension of any time limit provided by this section.

(h) Time limits. A certificate of completeness is deemed issued if the executive director fails to act within the time period required for completeness review. Automatic approvals do not apply if an applicant submits an application for an incorrect permit type. In computing time periods of this section, the day upon which the application was submitted is not to be included. The last day is to be included unless it is not a working day, in which event the period runs until the next working day.

(i) Information requests. After the executive director issues a certificate of completeness or is deemed complete as per section 15-23-10.1(c), the executive director or authority may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application, if such would be required by the decision-maker to render a final determination on the merits.

(j) Pre-application meeting. Applicants may request a meeting with the executive director or designee to review the application materials prior to or after filing and submission. [Eff \_\_\_\_\_]

(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-11 [Development permits.]** ~~(a) A development permit certifying that the development complies with this chapter and the makai area plan shall be obtained from the authority prior to the issuance of a building permit.~~

~~(b) An application to the authority for a development permit shall include complete, detailed information showing that the development complies with all of the provisions of this chapter and the makai area plan. The authority may determine the nature and extent of the information required in the application.~~

~~(c) Development permits approved by the authority or executive director may be amended by the same provided the applicant demonstrates how the amendment would advance the purposes of redevelopment and be consistent with the intent of this chapter and the makai area plan. When considering a request for amendment to a development permit, the following shall be adhered to:~~

- ~~(1) A public hearing shall be held if the amendment concerns an issue that would have required a public hearing prior to issuance of a development permit and the amendment does not qualify for administrative amendment; and~~
- ~~(2) The authority or executive director, as the case may be, may attach conditions or require compliance with any other provisions of this chapter or the makai area plan.~~  
~~{Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05} (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)} REPEALED.~~  
~~[R ]~~

**§15-23-12 Administration.** The authority, through its executive director, shall administer the provisions of this chapter. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05]

(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-13 Appeals.** ~~[(a) The authority shall hear and determine appeals from the actions of the executive director in the administration of this chapter.]~~ (a) Decisions of the executive director rendered in the administration of the rules are appealable, as provided herein, to the authority (see Figure 2 (approval requirements matrix), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter).

(b) An appeal of an executive director decision shall be sustained by the authority only if the authority finds[that the]:

- (1) The executive director's action was based on an erroneous finding of a material fact[~~r~~]; or [that the]
- (2) The executive director had acted in an arbitrary or capricious manner or had manifestly abused his or her discretion.

~~[(b)]~~ (c) All appeals and appeal procedures shall [comply with the provisions of subchapter 7 of chapter 15-16.] be filed and processed in accordance with the authority's rules of practice and procedure, title 15, chapter 219, Hawaii Administrative Rules.  
[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7).

**§15-23-14 [Variances.]** ~~(a) The authority shall hear and determine petitions for varying the application of this chapter with respect to a specific parcel of land and building, and may grant a variance based on unnecessary hardship if the record shows that:~~

- ~~(1) The applicant would be deprived of the reasonable use of land or building if it~~

~~were used only for the purpose allowed in that zone;~~

~~(2) The request of the applicant is due to unique circumstances and not the general conditions in the neighborhood, so that the reasonableness of the neighborhood zoning is not drawn into question; and~~

~~(3) The use sought to be authorized by the variance will not alter the essential character of the locality nor be contrary to the intent and purpose of this chapter or the Kakaako plan.~~

~~(b) The authority shall specify the particular evidence which supports the granting of a variance. The authority may impose reasonable conditions in granting a variance.~~

~~(c) Prior to making a determination on a variance application, the authority shall hold a public hearing. The public hearing shall afford interested persons a reasonable opportunity to be heard.~~

~~(d) Any variance granted under the provisions of this section shall automatically terminate if a development permit for a development requiring said variance has not been issued within two years from the date of granting the variance. This time limit may be extended for a period not to exceed two years, on the authority's approval of the applicant's request and justification in writing for an extension, provided the request and justification are received by the authority at least one hundred days in advance of the automatic termination date of the variance and there are no material changes in circumstances which may be cause for denial of the extension. Prior to making a determination on a request for extension, the authority shall hold a public hearing.~~

~~(e) All requests for variances and the applicable requirements and procedures thereto shall comply with subchapter 5 of chapter 15-16. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS~~

~~§§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]. REPEALED. [R REDACTED]~~

**§15-23-14.1 Variances.** (a) Purpose. This section is intended to provide a mechanism for relief from the strict application of the rules where the strict application will deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions. Economic or financial hardship alone is not sufficient justification for granting a variance.

(b) Applicability. All requirements of the rules are mandatory unless approval of variance is obtained, except as limited by section 15-23-14.1(f).

(c) Types. Variances are subject to authority review and action.

(d) Findings. Approval of a variance shall require all the following findings of fact:

- (1) Deprivation of the reasonable use of the property. The applicant would be deprived of the reasonable use of land or building in complying strictly with the standards of the rules. Reasonable use is not highest and best use;
- (2) Uniqueness. That there are unique physical conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular lot; and that, as a result of such unique physical conditions, practical difficulties or unusual hardship arise in complying strictly with the standards of the rules;
- (3) Self-created hardship. That the practical difficulties or unusual hardship claimed as the basis for a variance has not been created by the owner or by a predecessor in title;
- (4) Minimal deviation. That the variance, if granted, is the minimum deviation necessary

to afford relief; and to this end, the decision-maker may permit a lesser variance than that applied for;

- (5) Neighborhood character. That the variance, if granted, will not alter the existing or planned character of the neighborhood or neighborhood zone in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare; and
- (6) No adverse impact. The variance would result in development that is not detrimental to or that would adversely impact adjacent properties.

(e) Variances for buildings for civic uses. In addition to the findings required by section 15-23-14.1(d) above, a community identity finding shall also be required to grant approval for a variance involving a new building or substantial modification to an existing building providing for a civic land use classification of Figure 5 (land use), dated \_\_\_\_\_, made a part of this chapter, and attached at the end of this chapter. The community identity finding establishes that the building and use provides a public service dedicated to arts, culture, education, recreation, government, transit or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that deviation from the provisions of the rules is warranted.

(f) Limitations. The following shall not be eligible for variance approval:

- (1) Change of zone;
- (2) Land use classifications as described in Figure 5 (land use), dated \_\_\_\_\_, made a part of this chapter, and attached at the end of this chapter; and
- (3) Any maximum floor area ratio standard.

(g) Submittal requirements. Each variance application shall include, at a minimum, the following:

- (1) A statement of the standard or standards that are the subject of the proposed variance;
- (2) A textual description of the manner in which the applicant proposes to deviate from such evaluation standard or standards;
- (3) A justification for the proposed variance in light of all requirements set forth above;
- (4) Plans drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area or part thereof that is the subject of the proposed variance; including the development projects relationship to the surrounding context; and
- (5) Other information as may be required by the decision-maker. [Eff \_\_\_\_\_] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-15 Nonconformities.** (a) Except as otherwise provided, nonconforming uses of land and structures, and nonconforming lots, structures, parking, and loading within the makai area may be continued subject to the provisions of this section.

(b) Any provision to the contrary notwithstanding, existing industrial and commercial uses which meet reasonable performance standards as contained in this chapter shall be permitted to continue in appropriate locations within the district~~[-]~~ as determined by the authority in its sole discretion.

(c) Nonconforming uses may be permitted anywhere within the existing makai area.

(d) Nonconforming use of land shall not:

- (1) Be enlarged, increased, or extended to occupy a greater area of land than was occupied on ~~[October 10, 1998,]~~ [REDACTED] ;
- (2) Continue if it ceases for any reason (except where government action impedes access to the premises) for a period of more than six



consecutive months or for twelve months during any three-year period; or

- (3) Be moved in whole or in part to any portion of the lot or parcel other than that occupied by the use on [~~October 10, 1998.~~] [REDACTED].

(e) The following requirements apply to nonconforming uses of structure:

- (1) Nonconforming use of structure shall not extend to any part of the structure which was not manifestly arranged or designed for the use on [~~October 10, 1998.~~] [REDACTED]; and a nonconforming use shall not be extended to occupy any land outside the structure. The structure shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered;
- (2) Nonconforming use of structure shall not continue if it is discontinued for twelve consecutive months or for eighteen months during any three-year period;
- (3) If structural alterations are not made, any nonconforming use of a structure, or structure and premises in combination, may be changed to another nonconforming use of the same nature, or to a more restricted use, or to a conforming use; provided that change to a more restricted use or to another nonconforming use may be made only if the relation of the structure to the surrounding property is such that adverse effects on occupants and neighboring property will not be greater than if the original nonconforming use continued;
- (4) On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, roofs, fixtures, wiring, or plumbing, to an extent not exceeding ten per cent of the current

replacement value of the building; provided that the cubic content of the building as it existed on [~~October 10, 1998,~~] [REDACTED], shall not be increased; and

- (5) Nothing contained in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of that official.

(f) The following requirements apply to nonconforming structures:

- (1) A nonconforming structure may be continued as long as it remains otherwise lawful;
- (2) A nonconforming structure may be altered in any way which does not increase its nonconformity. However, a nonconforming structure may be enlarged without satisfying the public facilities fee and open space requirements of this chapter~~[7]~~; provided that:

- (A) The floor area of the proposed construction does not exceed twenty-five per cent of the floor area of the structure as it legally existed on [~~October 10, 1998,~~] [REDACTED], or floor area of the structure at the time of application for [~~a~~] an improvement or development permit excluding proposed demolitions, whichever is less;
- (B) The proposed construction does not encroach into a required yard, except that roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters, or awnings are allowed if they do not extend more than four feet from the existing structure. However, in no event shall roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses,

- or planters be closer than five feet from the property line; and awnings may extend over the property line above public property pursuant to the provisions of paragraph (6);
  - (C) The total floor area of the existing structure and the expansion do not exceed 1.5 FAR;
  - (D) The proposed construction does not exceed forty-five feet in height;
  - (E) The proposed construction does not adversely affect neighboring properties;
  - (F) The parking requirements of this chapter are satisfied for the area proposed to be constructed; and
  - (G) The area created by the proposed construction will be utilized for a permitted use;
- (3) Any provision of these rules to the contrary notwithstanding, if a nonconforming structure is proposed to be partially acquired as part of an improvement district or other public project, the remainder of the structure may be demolished and the equivalent floor area reconstructed on the lot without satisfying the public facilities fee and open space requirements of this chapter~~[7]~~; provided that the executive director shall find that the proposed reconstruction will be utilized for a permitted use, is practically and aesthetically superior to that which would otherwise result if the partially acquired structure was refaced at the new property line, and does not substantially increase nonconformity. Any additional floor area created by the proposed reconstruction shall be subject to the applicable requirements of this chapter;
- (4) If a nonconforming structure is destroyed by any means to an extent of more than fifty

per cent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of these rules.

Except as otherwise provided herein, 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;

- (5) If a nonconforming structure is moved for any reason, it shall thereafter conform to the applicable rules of this chapter after it is moved;
- (6) Any awning may extend from a nonconforming structure over public property, provided approvals from the appropriate governmental agencies are secured and the awning does not extend more than four feet from the face of the building to which it is attached; and

~~[(7) Upon satisfaction of the zoning adjustment provision set forth in section 15-23-21, walls and fences may project into or enclose any part of any front yard; provided that the wall or fence does not exceed a height of six feet and front yard nonconformities already exist on the development lot.]~~

(g) The following requirements apply to nonconforming lot:

- (1) A nonconforming lot shall not be reduced in area, width, or depth, except because of a government project that is intended to further the public health, safety, or welfare or the intent of the makai area plan;
- (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 complied with.

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

- (1) If there is a change in use which has a greater parking or loading requirement than the former use, additional parking and loading shall be required and shall not be less than the difference between the requirements for the former use and the proposed use; and
- (2) Off-street parking and loading requirements of this chapter shall be satisfied for additional floor area constructed. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7, 206E-33) (Imp: HRS §§206E-4, 206E-5, 206E-7, 206E-33)

**§15-23-16 Application fees.** ~~[(a) Applications for which a public hearing is required shall be accompanied by an application fee. The application fee shall consist of the following:~~

- ~~(1) A nonrefundable processing fee of \$200 to defray expenses associated with staff review, preparation of a report to the authority, and to conduct the public hearing; and~~
- ~~(2) A fee for the publication and transmittal of the hearing notice. The cost of the hearing notice shall be refunded only if the public hearing notice has not been submitted to the publishing agency. If a joint hearing is held for more than one permit requiring a public hearing for a single development project, only one public hearing fee shall be charged.]~~ (a) The following fee schedule shall be applicable to all permits, rule clearance, and public hearings.

Permit Fee Schedule

<u>Rule</u>	<u>Permit</u>	<u>Fee Amount</u>
<u>§15-23-14.1</u>	<u>Variance</u>	<u>\$500 plus the cost of public hearing</u>
<u>§15-23-24</u>	<u>Zoning Clearance</u>	<u>\$50</u>
<u>§15-23-25</u>	<u>Rules Clearance</u>	<u>\$50</u>
<u>§15-23-26</u>	<u>Renovation Permit</u>	<u>\$50</u>
<u>§15-23-27</u>	<u>Improvement Permit</u>	<u>Project size up to 1,000 square feet (sf): \$50</u>
		<u>Project size of 1,001 sf to 10,000 sf: \$100</u>
		<u>Project size of 10,001 sf to 20,000 sf: \$500</u>
<u>§15-23-27</u>	<u>Development Permit</u>	<u>\$6,400 plus the cost of public hearing</u>
<u>§15-23-78</u>	<u>Temporary Use Permit</u>	<u>\$50</u>
<u>§15-23-79</u>	<u>Conditional Use of Vacant Land</u>	<u>\$50</u>
<u>§15-23-82.1</u>	<u>Conditional Use Permit</u>	<u>\$500 plus the cost of public hearing</u>
<u>§15-23-178</u>	<u>Master Plan Permit</u>	<u>\$10,000 plus the cost of public hearing</u>

(b) Government agencies shall be exempt from all fees required by this chapter. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5) (Imp: HRS §§206E-4, 206E-5)

**§15-23-17 Violations.** (a) The authority may maintain an action for an injunction to restrain any violation of this chapter or the makai area plan, and may take lawful action to prevent or remedy any violation.

(b) When the executive director finds that a violation [is found to have occurred] has occurred, the executive director shall require that corrective action be taken and may impose administrative penalties pursuant to subchapter 8 of chapter 15-16. [Eff 2/24/90; am 10/3/94; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-22) (Imp: HRS §206E-22)

**§15-23-18 Amendments.** This chapter may be amended pursuant to chapter 91, HRS, as may be necessary. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-19 Severability.** (a) If a court of competent jurisdiction finds any provision or provisions of this chapter to be invalid or ineffective in whole or in part, the effect of that decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of these rules shall continue to be separately and fully effective

(b) If a court of competent jurisdiction finds the application of any provision or provisions of this chapter to any zoning lot, building or other structure, or tract of land to be invalid or ineffective in whole or in part, the effect of that decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS

§§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-20 Interpretation by the executive director.** (a) In administering this chapter, the executive director may, when deemed necessary, render written interpretations to clarify or elaborate upon the meaning of specific provisions of this chapter for intent, clarity and applicability to a particular situation. The executive director may also provide a preliminary interpretation of the meaning or applicability of any provision of the rules directly to the authority for a determination at a public meeting.

~~(b) [A written interpretation shall be signed by the executive director and include the following:~~

- ~~(1) Identification of the section of this chapter in question;~~
- ~~(2) A statement of the problem;~~
- ~~(3) A statement of interpretation; and~~
- ~~(4) A justification statement.~~

~~(c) A written interpretation issued by the executive director shall be the basis for administering and enforcing the pertinent section of this chapter. All written interpretations rendered pursuant to these rules shall be public record, and shall be effective on the date signed by the executive director.]~~ The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include but is not limited to technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the makai area plan.

(c) All interpretations shall be:

- (1) Written and shall quote the provisions of the rules being interpreted, and the applicability in the particular or general circumstances that caused the need for interpretations, and the determination; and



(2) Distributed to the authority, executive director, and authority staff.

(d) Any interpretation of the rules by the executive director may be appealed to the authority in compliance with section 15-23-13; and

(e) Any provision of the rules that is determined by the executive director to need refinement or revision will be corrected by amending the rules as soon as is practical pursuant to subchapter 4, chapter 15-219, Hawaii Administrative Rules. Until an amendment can occur, the executive director will maintain a complete record of all interpretations to the rules, indexed by the number of the subchapter, section, or subsection that is the subject of the interpretation. [Eff 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-21** ~~[Zoning adjustments and waivers. (a) When a development standard contained in this chapter identifies specific circumstances under which a revision is appropriate, an applicant may request an adjustment to the standard. An adjustment request is to be filed with supporting material specifying the requested adjustment and the manner in which the proposed project qualifies for the adjustment. A request for adjustment shall be approved by the executive director upon finding that criteria for the adjustment specified in the standard are satisfied.~~

~~(b) The strict application of the development or design standards of this chapter may be waived by the executive director for public uses and utility installations. The granting of the waiver shall not, under the circumstances and conditions applied in the particular case, adversely affect the health and 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 the waiver.~~

~~{Eff 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05} (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)} REPEALED.~~

[R REDACTED]

**§15-23-22 Automatic approvals.** (a) The following ~~[development-related]~~ permits ~~[and approvals]~~ shall be deemed approved if ~~[no decisions are made granting or denying them]~~ a certificate of completeness has been issued as appropriate, any applicable hearings have been held, but no decision has been rendered within the [following] review periods[+] in the table below:

- ~~{(1) Master plan permits: 200 days;~~
- ~~(2) Development permits: 160 days;~~
- ~~(3) Certificates of appropriateness: 160 days;~~
- ~~(4) Conditional use permits for off-site parking or joint use of parking: 160 days;}~~
- ~~(5) Variances: 100 days;~~
- ~~(6) Modifications: 100 days;~~
- ~~(7) Certificates of project eligibility: 60 days;~~
- ~~(8) Conditional use permits for vacant land: 30 days;~~
- ~~(9) Zoning adjustments and waivers: 30 days; and~~
- ~~(10) Temporary use permits: 10 days.]~~

Automatic Approvals Duration

<u>Rule</u>	<u>Permit</u>	<u>Duration</u>
<u>§15-23-14.1</u>	<u>Variance</u>	<u>100 calendar days</u>
<u>§15-23-24</u>	<u>Zoning clearance</u>	<u>30 calendar days</u>
<u>§15-23-25</u>	<u>Rules clearance</u>	<u>60 calendar days</u>
<u>§15-23-26</u>	<u>Renovation permit</u>	<u>90 calendar days</u>
<u>§15-23-27</u>	<u>Development permit</u>	<u>160 calendar days</u>
<u>§15-23-27</u>	<u>Improvement permit</u>	<u>120 calendar days</u>
<u>§15-23-78</u>	<u>Temporary use permit</u>	<u>14 calendar days</u>
<u>§15-23-79</u>	<u>Conditional use of vacant land</u>	<u>90 calendar days</u>
<u>§15-23-82.1</u>	<u>Conditional use permit</u>	<u>90 calendar days</u>
<u>§15-23-178</u>	<u>Master Plan permit</u>	<u>200 calendar days</u>

(b) The review period shall commence upon ~~[submission of a complete application. In the event that no decision is rendered on the application within ten days of the submission of a complete application, the applicant shall be notified of the date for automatic approval;]~~ issuance of a certificate of completeness, as pursuant to section 15-23-10.1.

(c) When a proposed project requires more than one permit ~~[or approval or both listed in subsection (a), the applicant may apply for some or all such approvals concurrently. The review period for concurrent applications shall be based on the permit or approval with the longest review period.],~~ the longest review period of the durations shown in the table following section 15-23-22(a) shall apply for determining the deemed approved date. If one approval

is required before proceeding with another approval, then the review periods will be added to one another.

(d) Application filing procedures and preparation guidelines may be provided to assist applicants. [Eff 1/13/00; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp ]  
(Auth: HRS §§91-13.5, 206E-4, 206E-5, 206E-7) (Imp: HRS §§91-13.5, 206E-4, 206E-5, 206E-7)

**§15-23-23 Approval validity period.** (a) Rules clearance, renovation permits, and zoning clearance approvals shall have an effective approval period of one year.

(b) Improvement permits, development permits, conditional use permits, and variance approvals shall have an effective approval period of two years, unless extended under these rules.

(c) Master plan permits shall have an effective approval of ten years, unless extended pursuant to section 15-23-178.1(g).

(d) Prior to expiration and upon submittal of a written request and payment of the applicable filing fee, an improvement permit may be extended by the executive director for a period of up to one year. The executive director may issue up to two extensions. Development permits may be extended by the authority for a period of up to one year. The authority may issue up to two extensions for development permits.

(e) In computing the approval period, the day upon which the approval was granted is not to be included. Further, the last day is to be included unless it is not a business day, in which event the period runs until the next business day.

(f) If construction has not commenced within the approval validity period, a new permit will be required. [Eff ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-24 Zoning clearance.** (a) Applicability. Any identified uses and activities that are in

compliance with the applicable land use standards may be issued a zoning clearance to satisfy the requirements of other government agencies.

(b) Initiation. An applicant may apply for a zoning clearance by filing an application with the executive director.

(c) Action. In accordance with Figure 2 (approval requirements matrix), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, the executive director may approve all zoning clearance applications consistent with this section after receipt of a complete application and payment of the requisite fee. [Eff ]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-25 Rules clearance.** (a) Applicability. Any uses, structures, and activities identified by section 15-23-25(b) that are in compliance with the setback requirements, height limits, and all other applicable standards and, where applicable, those relating to section 15-23-15 (nonconformities), shall require a rules clearance permit.

(b) Qualifying land uses, structures, and activities. The following are eligible for issuance of a rules clearance when in compliance with section 15-23-25(a):

- (1) Decks, paths, and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a building permit or grading permit;
- (2) Fences and walls in compliance with height and location requirements;
- (3) Interior alterations or change in use that do not increase the gross floor area of the structure;
- (4) Repairs and maintenance. Ordinary non-structural repairs to, and maintenance of existing structures, if:
  - (A) The work does not change the approved land use of the site or structure, or

- add to, enlarge, or expand the land use and/or structure; and
- (B) Any exterior repairs employing the same materials and design as the original construction;
- (4) Small, portable accessory structures. A single portable structure of one hundred twenty square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures that are exempt from having to obtain a building permit from the city and county of Honolulu and in compliance with the applicable building code. Additional structures that are consistent with this subsection may be approved by the executive director;
- (5) Open space and parks. Any improvement project over, upon, under, or across any open space or park pursuant to Figure 3 (land use zones), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter;
- (6) Private utility improvements or repairs for existing structures; and
- (7) Any public utility project.
- (c) Action. In accordance with Figure 2 (approval requirements matrix), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, the executive director shall approve all rules clearance applications consistent with this section after receipt of a complete application and payment of the requisite fee.
- (d) Exceptions. Building permits can be approved without an associated rules clearance permit in the following cases:
- (1) Standalone interior electrical or plumbing work that would otherwise comply with section 15-23-25(a);
- (2) Changes in use that are still permitted under subchapter 2. [Eff [REDACTED]]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-26 Renovation permit.**

(a) Applicability. Any renovation project for an existing building, including uses, structures, and activities identified by section 15-23-26(b) that are in compliance with the setback requirements, height limits, and all other applicable standards and, where applicable, those relating to section 15-23-15 (nonconformities), shall require a renovation permit.

(b) Qualifying land uses, structures, and activities. The following are eligible for issuance of a renovation permit when in compliance with section 15-23-26(a):

- (1) Interior alterations, improvements, and modifications of an existing structure that increases floor area, not to exceed twenty-five per cent of the building floor area as originally constructed, and where the total building floor area is less than twenty thousand square feet; and
- (2) Minor modifications to the exterior of the existing structure.

(c) Exceptions. Renovation permits are not required if:

- (1) Approved as a rules clearance under section 15-23-25, an improvement or development permit under section 15-23-27, a temporary use permit under section 15-23-78, a conditional use of vacant land permit under section 15-23-79, or a conditional use permit under section 15-23-82.1; or
- (2) Waived as a minor change in accordance with section 15-23-90.

(d) Initiation. A developer may apply for a renovation permit by filing an application with the executive director.

(e) Action. In accordance with Figure 2 (approval requirements matrix), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, the executive director shall approve all renovation permit applications consistent with this

section after receipt of a complete application and payment of the requisite fee. [Eff \_\_\_\_\_]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-27 Improvement and development permits.**

(a) All new improvement projects and development projects shall require a permit.

(b) Types and eligibility. There shall be two types of permits: improvement permits and development permits. Each type shall be subject to the decision-maker review and action pursuant to Figure 2 (approval requirements matrix), dated \_\_\_\_\_, made a part of this chapter, and attached at the end of this chapter:

(1) Improvement permits shall apply to improvement projects as defined in section 15-23-5 and are subject to executive director review and action, except for developer proposals to develop lands under the authority's control; and

(2) Development permits shall apply to development projects as defined in section 15-23-5 and are subject to authority review and action.

(c) Exceptions. Improvement and development permits are not required when:

(1) Approved as a rules clearance under section 15-23-25, a renovation permit under section 15-23-26, a temporary use permit under section 15-23-78, a conditional use of vacant land permit under section 15-23-79, or a conditional use permit under section 15-23-82.1; or

(2) Waived as a minor change in accordance with section 15-23-90.

(d) Initiation. A developer may apply for an improvement permit or development permit by filing an application with the executive director.



(e) Required findings. Approval of an improvement permit or a development permit shall require all the following findings of fact:

- (1) Makai area plan consistency. The proposal complies with, and advances, the goals, policies, and objectives of the makai area plan;
- (2) Makai area rules consistency. The proposal protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the makai area rules;
- (3) Compatibility. The proposal will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and
- (4) Climate Adaptation. The proposal has considered climate change, sea level rise, and climate-resilient development in the design and siting of buildings.

(f) Conditions. In approving a development permit or an improvement permit, the decision-maker may impose reasonable conditions to ensure that the approval complies with the findings required in subsection (e). Any conditions attached to a development permit or an improvement permit issued by the executive director or authority, as the case may be, under any previously enacted zoning regulations, subdivision, or other administrative rules shall continue to apply to the proposed use and shall be enforceable as provided in section 15-23-17 (violations). Such conditions may be waived if a development permit or an improvement permit application is approved by the decision-maker that originally imposed such condition(s) and where the applicant agrees to waive and abandon all rights secured under the regulations formerly in effect.

(g) Design advisory board ("DAB"). The executive director may convene a DAB prior to acting on an improvement or development permit application. Where an application has been referred to the

authority for review and action under section 15-23-27(h) or when reviewing a development permit application, the authority may convene a DAB whether or not the executive director has done so previously:

- (1) Composition. The DAB shall comprise the authority's director of planning and development or the director's designee, one member of the authority, one cultural consultant with specialized expertise on native Hawaiian culture, and one or more technical consultants (e.g., architect, landscape architect, or engineer) chosen by the executive director. The cultural consultant must be validated or be recommended by a native Hawaiian serving organization;
- (2) Fee. The applicant shall compensate the authority for all costs relating to the participation of cultural and technical consultants in the DAB. Prior to retaining cultural and technical consultants, the executive director shall consult with the applicant on the fees and work scope of the cultural and technical consultants; provided that the executive director may accept or reject the applicant's recommendations or comments, or both, on the cultural and technical consultant to be retained at the executive director's sole discretion; and
- (3) Purpose. The DAB shall provide only non-binding recommendations to the executive director or, in the case of referral under section 15-23-11(g), to the authority.

(h) Authority referral. The executive director may refer an improvement permit application to the authority for review and action. Where a DAB has been or will be convened, the DAB shall review the application and provide its non-binding recommendations to the authority. [Eff [REDACTED]]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

~~§§15-23-23~~ §§15-23-28 to 15-23-29 (Reserved)

## SUBCHAPTER 2

### LAND USE ZONE RULES

#### **§15-23-30 Establishment of land use zones.**

(a) Within the makai area, there are hereby established the following land use zones:

- (1) ~~[Mixed-use]~~ Makai urban zone (MUZ);
- (2) Waterfront ~~[commercial]~~ community (WC);
- ~~[-(3) Mixed-use zone industrial (MUZ-I);~~
- ~~-(4)]~~ (3) Park (P); and
- ~~[-(5)]~~ (4) Public use areas (PU).

(b) The boundaries for each zone are set forth in ~~[Exhibit 2]~~ Figure 3 entitled "Land Use Zones", dated ~~[September 2005,]~~                     , and attached at the end of this chapter.

(c) Buildings and lots in each zone shall conform to the land uses specified in Figure 5 (land use), dated                     , made a part of this chapter, and attached at the end of this chapter.

(d) Any one or more allowed land uses may be established on any lot, subject to Figure 5 (land use), dated                     , made a part of this chapter, and attached at the end of this chapter.

(e) Where a single lot is proposed for development with two or more land uses listed in Figure 5 (land use), dated                     , made a part of this chapter, and attached at the end of this chapter, the project shall be subject to the permit with the highest level of discretionary review.

(f) In circumstances where there may be uncertainty about applicable provisions, the executive director shall determine which land use zone provisions apply. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §206E-7) (Imp: HRS §206E-7)

**§15-23-31 MUZ zone: purpose and intent.** The ~~[mixed-use]~~ makai urban zone (MUZ) established by this chapter is designed to promote and protect the public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (1) To provide a subdistrict whereby a variety of ~~[residential and commercial]~~ urban uses may coexist compatibly within the same area. The emphasis within this zone shall be to develop a mixed-use multi-storied area which will provide ~~[housing,]~~ jobs~~[,]~~ and other employment opportunities. In addition, the area will support a variety of appropriate community facilities ~~[for residents and workers];~~
- (2) To create a truly vibrant ~~[living and working]~~ environment by regulating the density and bulk of buildings in relation to the land around them and to one another, by requiring the provision of open space and encouraging the development of job opportunities;
- (3) To provide freedom of architectural design, in order to encourage the development of more attractive and economic building forms; and
- (4) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote community stability ~~[of residential and commercial development]~~, to protect the character of the district and its peculiar suitability for particular uses, and to conserve the value of land and buildings. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp XXXXXXXXXX] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]

~~§15-23-32 [MUZ zone: use rules. Within the mixed-use zone (MUZ), the following uses and structures shall be permitted:~~

- ~~(1) Commercial uses:~~
  - ~~(A) Shopping center complexes;~~
  - ~~(B) Food markets, stores, delicatessens, bakeries;~~
  - ~~(C) Drug stores;~~
  - ~~(D) Liquor stores;~~
  - ~~(E) General merchandise;~~
  - ~~(F) Apparel and accessories;~~
  - ~~(G) Eating or drinking establishments;~~
  - ~~(H) Hardware stores;~~
  - ~~(I) Furniture, home furnishing, and equipment;~~
  - ~~(J) Stationery stores;~~
  - ~~(K) Variety stores;~~
  - ~~(L) Personal service establishments, including: barber shops, beauty shops, shoe repair shops, dry cleaning, dyeing, laundry, pressing, dressmaking, tailoring, and garment repair shops;~~
  - ~~(M) Business, vocational, and language schools;~~
  - ~~(N) Banks and financial institutions, insurance, and real estate offices;~~
  - ~~(O) Greenhouses and plant nurseries;~~
  - ~~(P) Private clubs, lodges, social centers, eleemosynary establishments, and athletic clubs;~~
  - ~~(Q) Theaters, museums, art galleries, libraries, historical sites;~~
  - ~~(R) Repair services for radio, television, bicycles, business machines and household appliances, other than those with internal combustion engines;~~
  - ~~(S) Commercial condominiums;~~
  - ~~(T) Commercial entertainment and recreation facilities (indoor and outdoor);~~

- ~~(U) Radio and television studios and other communication uses, excluding towers;~~
- ~~(V) Medical and health services;~~
- ~~(W) Legal, engineering, accounting, and other professional services;~~
- ~~(X) Offices, professional clinics, studios, medical and research laboratories;~~
- ~~(Y) Retail establishments, including incidental manufacturing of goods for sale only at retail on the premises;~~
- ~~(Z) Motor vehicle and vehicle accessory establishments (sales, rentals, and service);~~
- ~~(AA) Miscellaneous retail trade store;~~
- ~~(BB) Miscellaneous business services, including: watch, clock, and jewelry repair; typewriter repair; armature rewinding; general fix-it shop; advertising firm; employment agency; services to dwellings (window cleaning, insect exterminating); and management areas;~~
- ~~(CC) Governmental services administrative;~~
- ~~(DD) Military recruiting stations;~~
- ~~(EE) Outdoor private land recreation (operated for profit);~~
- ~~(FF) Travel agencies;~~
- ~~(GG) Parking garages (enclosed);~~
- ~~(HH) Laundry, laundry and cleaning service, (includes self-service laundry);~~
- ~~(II) Radio/TV broadcasting, excluding towers;~~
- ~~(JJ) Motion picture recording and sound studios;~~
- ~~(KK) Miscellaneous business services, including duplicating, blueprinting, linen supply, services to dwellings, typewriter repair, armature rewinding, and general fix-it shop; and~~
- ~~(LL) Personal services establishments, including: shoe repair shops, dry cleaning, dyeing, pressing,~~

~~dressmaking, tailoring, and garment repair shops.~~

~~(2) Residential uses: Multi-family dwellings, including apartments, assisted living facilities, public housing, condominiums, dormitories, rooming houses, townhouses, townhouse condominium and model units.~~

~~(3) Community service uses:~~

~~(A) Nursing clinics and convalescent homes, and nursing facilities, assisted living administration, or ancillary assisted living amenities for the elderly and people with disabilities;~~

~~(B) Child care, day care, and senior citizen centers;~~

~~(C) Nursery schools and kindergartens;~~

~~(D) Churches;~~

~~(E) Charitable institutions and nonprofit organizations;~~

~~(F) Public uses, including: public safety facilities; post offices; hospitals; miscellaneous health and medical facilities; educational institutions; cultural centers/ libraries; religious institutions; public school/park complexes; outdoor public land recreation; indoor public recreation; personal development centers; and utility substations, provided that utility substations other than individual transformers shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge six feet in height; provided also that transformer vaults for underground utilities and like uses shall require only a landscape screening hedge, solid except for access opening; and~~

~~(G) Consulates. (4) Uses and structures which are customarily accessory and clearly incidental and subordinate to the principal uses and structures.~~

~~[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]~~ REPEALED. [R REDACTED]

**§15-23-33 WC zone: purpose and intent.** The waterfront ~~[commercial]~~ community zone (WC) established by this chapter is designed to promote and protect the public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (1) To promote an environment where ~~[residential and retail commercial]~~ urban and community uses will coexist compatibly alongside maritime uses; and
- (2) To promote the most desirable use of land and adjacent water uses in accordance with a well-considered plan, to promote stability of surrounding land uses, to protect the character of the district and its peculiar suitability for particular uses, and to conserve the value of land and buildings.  
[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §206E-4, 206E-5, 206E-7)

**~~§15-23-34 [WC zone: use rules.~~** ~~Within the waterfront commercial zone (WC), the following uses and structures shall be permitted:~~

- ~~(1) Commercial uses:~~
  - ~~(A) Food markets, stores, delicatessens, bakeries;~~
  - ~~(B) Drug stores;~~
  - ~~(C) Liquor stores;~~
  - ~~(D) General merchandise;~~
  - ~~(E) Apparel and accessories;~~
  - ~~(F) Eating and drinking establishments;~~



- ~~(G) Furniture, home furnishing, and equipment;~~
- ~~(H) Variety stores;~~
- ~~(I) Passenger transportation terminals;~~
- ~~(J) Theaters, museums, art galleries, libraries, and historical sites;~~
- ~~(K) Commercial recreation and entertainment facilities; and~~
- ~~(L) Offices, professional offices, travel agencies, and other office uses.~~
- ~~(2) Residential uses: Multi-family dwellings, including apartments, assisted living facilities, public housing, condominiums, dormitories, rooming houses, townhouses, townhouse condominium and model units.~~
- ~~(3) Maritime uses:~~
  - ~~(A) Fish and seafood wholesaling and retailing;~~
  - ~~(B) Aquariums and museums;~~
  - ~~(C) Piers, wharves, and docks;~~
  - ~~(D) Terminals for passengers arriving or departing by ship ferry or watertaxi; and~~
  - ~~(E) Sales offices for commercial maritime operations.~~
- ~~(4) Uses and structures which are customarily accessory and clearly incidental and subordinate to the principal uses and structures. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)] REPEALED. [R REDACTED]~~

§15-23-35 REPEALED. [R 10/10/98]

§15-23-36 REPEALED. [R 10/10/98]

**§15-23-37** ~~[MUZ-I zone: purpose and intent. The purpose of the mixed-use zone industrial (MUZ-I) established by this chapter is designed to promote and protect the public health, safety, and general welfare. These general goals include, among others, the following specific purposes:~~

- ~~(1) To provide a subdistrict whereby a variety of waterfront industrial and commercial uses may coexist compatibly within the same area. The emphasis within this zone shall be to develop a predominantly waterfront industrial area which will provide jobs and other employment opportunities. In addition, the area will support a variety of appropriate commercial and community facilities for workers;~~
- ~~(2) To ensure that harbor-related industrial activities that are vital to the performance of the port functions at Piers 1 and 2 are continued and facilitated; and~~
- ~~(3) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of industrial and commercial development, to protect the character of the district and its peculiar suitability for particular uses, and to conserve the value of land and buildings. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)] REPEALED.~~

[R REDACTED]

**§15-23-38** ~~[MUZ-I zone: use rules. Within the mixed-use zone industrial (MUZ-I), the following uses and structures shall be permitted:~~

- ~~(1) Waterfront industrial uses:~~
- ~~(A) Piers, wharves and docks;~~

~~(B) Terminals for passengers arriving or departing by ship ferry or watertaxi;~~  
~~(C) Sales offices for commercial maritime operations;~~  
~~(D) Boating and fishing services and supplies;~~  
~~(E) Fish and seafood wholesaling;~~  
~~(F) Utilities installations; and~~  
~~(G) Maritime fuel operations.~~  
~~(2) Commercial uses:~~  
~~(A) Food markets, stores, delicatessens, bakeries;~~  
~~(B) Drug stores;~~  
~~(C) Liquor stores;~~  
~~(D) General merchandise;~~  
~~(E) Apparel and accessories;~~  
~~(F) Eating and drinking establishments;~~  
~~(G) Furniture, home furnishing, and equipment;~~  
~~(H) Variety stores;~~  
~~(I) Passenger transportation terminals;~~  
~~(J) Theaters, museums, art galleries, libraries, and historical sites;~~  
~~(K) Commercial recreation and entertainment facilities; and~~  
~~(L) Offices; professional offices, travel agencies, and other office uses.~~  
~~(3) Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)] REPEALED.~~  
[R            ]

**§15-23-39** ~~[MUZ-I zone: development standards.~~  
~~The following shall apply to waterfront industrial uses within the MUZ-I zone:~~  
~~(1) On-site open space shall not be required;~~  
~~(2) One off-street parking space for every two employees or one space per one thousand~~

~~square feet of floor area, whichever is greater, shall be required; and~~  
(3) ~~Public facilities fees shall not be required. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]~~ REPEALED. [R REDACTED]

**§15-23-40 Park areas.** (a) Within areas designated "Park" (P), the following uses shall be permitted:

- (1) Amphitheaters;
- (2) Performing arts centers;
- (3) Museums, art galleries, and workshops;
- (4) Aquariums and marine research facilities;
- (5) Active and passive recreation;
- (6) Gardens~~[7]~~ and greenhouses;
- (7) Parking;
- (8) Exploratoriums; and
- (9) Uses and structures ~~[which]~~ that are customarily accessory and clearly incidental and subordinate to principal uses and structures.

(b) The authority may allow other uses~~[7]~~; provided that such other uses shall further the purpose and intent of this chapter and the makai area plan.

(c) In circumstances where there may be uncertainty about applicable provisions, the executive director shall determine which land use zone provisions apply. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-41 Public areas.** (a) Within areas designated "Public" (PU), the provisions applicable to the adjacent land use zone shall apply. In addition, the following uses shall be permitted:

- (1) Utility substations;

- (2) Museums; and
- (3) Uses and structures [~~which~~] that are customarily accessory and clearly incidental and subordinate to principal uses and structures.

(b) In circumstances where there may be uncertainty about applicable provisions, the executive director shall determine which land use zone provisions apply. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp XXXXXXXXXX] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]

**§15-23-42 Minimum lot area, width, and depth.**

Subdivision of any parcel within any land use zone shall result in a lot area of no less than ten thousand square feet and a lot width and depth of no less than sixty feet, provided no minimum subdivided lot area, width and depth shall apply to permanent off-site parking facilities, street and utility improvement projects, and public utility lots or easements used solely for utility facilities such as transformers, switch vault substations, and pumping stations. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-43 Subdivision and consolidation.**

The subdivision or consolidation of land within any land use zone shall be processed and approved by the city and county of Honolulu. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§§15-23-44 to 15-23-59 (Reserved)**

**§15-23-60 Additional development requirements.**

In addition to the requirements of the respective land use zones specified in this subchapter, the development requirements of subchapter 3 relating to any development, irrespective of the land use zone in which it is located, shall be applicable unless specifically provided otherwise. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

SUBCHAPTER 3

GENERAL DEVELOPMENT REQUIREMENTS

**§15-23-61 Purpose and intent.** The purpose of this subchapter is to set forth standards relating to development which are generally applicable to any use or site, irrespective of the land use zone in which it is located. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-62 Density.** The maximum floor area ratio (FAR) for any development lot within any land use zone shall be as set forth in [~~Exhibit 3,~~ Figure 4, entitled "Maximum Height and Density Plan", dated [~~September 2005,~~                     ], and attached at the end of this chapter. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-63 Heights.** (a) No portion of any building or other structure located within any land use zone shall exceed the height set forth in [~~Exhibit 3,~~

Figure 4, entitled "Maximum Height and Density Plan", dated ~~[September 2005,]~~ [REDACTED], and attached at the end of this chapter.

(b) The height of any structure shall be measured from ground elevation, except where finish grade is higher than ground elevation in order to meet city construction standards for driveways, roadways, drainage, sewerage, and other infrastructure requirements.

(c) The following building elements or features and associated screening shall be exempt from height limits subject to the following restrictions:

- (1) Necessary utilitarian features including: stairwell enclosures, safety railings, ventilators, and skylights; decorative or recreational features, including rooftop gardens, planter boxes, flag poles, spires, parapet walls or ornamental cornices; roof-mounted mast, whip and dish antennae; and energy-saving devices, including heat pumps and solar collectors, may exceed the height limit by not more than twelve feet; and
- (2) Vent pipes, fans, roof access stairwells, and structures housing rooftop machinery, such as elevators and air-conditioning, and chimneys, may exceed the height limit by not more than eighteen feet.

~~[(d) Miscellaneous building elements may exceed the height limit subject to the zoning adjustment process specified in section 15-23-21.~~

~~(e)]~~ (d) Auditoriums, amphitheaters, cultural facilities, and performing arts centers may exceed the height limit as approved by the ~~[executive director.]~~ authority.

~~[(f) Rooftop features which principally house elevator machinery and air-conditioning equipment may extend above the governing height limit for structures subject to the zoning adjustment provision set forth in section 15-23-21 and 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 roofing treatment shall not exceed five feet above the highest point of equipment structures; and~~  
~~(3) Areas proposed to be covered by the rooftop feature will not be counted as floor area, provided they are used only for the housing of rooftop machinery.] [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)~~

**\$15-23-64 Yards.** (a) Every yard bounded by a street shall be a front yard. A minimum front yard of fifteen feet in depth shall be required for each development lot. The minimum front yard may be waived if commercial use is provided at grade that enhances the pedestrian environment. Notwithstanding the foregoing, the block bounded by Ala Moana Boulevard, Cooke, Ilalo, and Coral [~~Streets~~] streets shall have a minimum front yard of thirty feet in depth on its Cooke Street boundary and no front yard shall be required on its Coral Street boundary.

(b) The minimum side and rear yard requirements shall be as follows:

- (1) For structures without windows or openings facing side or rear property lines, no side or rear yard shall be required;
- (2) For structures containing windows or openings facing side or rear property lines, the minimum side yard shall be ten feet, and the minimum rear yard shall be ten feet; and
- (3) Parking spaces may extend to side and rear property lines through the ~~[zoning adjustment]~~ improvement or development permit process specified in section [15-23-21,] §15-23-27, subject to the following conditions:
  - (A) An area or areas of required yards equivalent to the area to be used for



parking or accessory use structures is provided elsewhere on the zoning lot. This equivalent area shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang yard areas up to three feet if wheel stops are installed. A minimum of fifty per cent of the equivalent area shall be contiguous to the street frontage abutting the zoning lot.

(B) Any parking floor situated within ten feet of the property line shall not be more than four feet above existing grade.

(c) Yard widths shall be measured perpendicular to lot lines, except that front yards shall be measured perpendicular to the street right-of-way or the established street setback line, whichever is the greater distance from the street center line.

(d) All required yards shall be landscaped pursuant to section 15-23-142.

(e) No business or structure shall be carried on or located within any required yard except as follows:

- (1) Up to fifty per cent of the lot frontage may be used for outdoor dining areas~~[7]~~; provided they are covered with umbrellas, awnings, or trellises, and remain open on the sides during business hours;
- (2) Dispensers for newspaper sales and distribution are permitted;
- (3) Porte cocheres and pergolas may be allowed with approval of the executive director; and
- (4) Bicycle parking, including a fixed bicycle rack for parking and locking bicycles.

(f) Roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters, awnings, and other architectural embellishments or appendages, and minor mechanical apparatus with less than a thirty-inch vertical thickness may project into the required yards no more than five feet.

(g) Retaining walls within required yards shall not exceed a height of three feet. A safety railing, not capable of retaining earth or exceeding forty-two inches may be erected on top of the retaining wall. ~~[The executive director may allow modification of the maximum height based on safety or topography.]~~ Walls and fences may project into or enclose any part of any yard, except required front yards~~[7]~~; provided that the fence or wall shall not exceed a height of six feet. Walls and fences for public utility projects may be constructed up to eight feet in height and topped with security wire to a height of ten feet.

(h) Parking and loading including related maneuvering area or aisle shall not be allowed in any required yard or street setback area, except that parking spaces may overlap required front yards by three feet if wheel stops are installed. [Eff 2/24/90; am and comp 10/10/98; am 1/13/00; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-65 Open space.** (a) Open space is that portion of a development lot, exclusive of required yards, setback areas, or parking areas, which is:

- (1) Open and unobstructed overhead;
- (2) Landscaped or maintained as a recreational or social facility;
- (3) Not to be used for driveways, loading purposes, or storage, or for the parking of vehicles; and
- (4) Visible and open to the public during normal business hours.

(b) Berms, landforms, or underground structures covered with landscape treatment, including artificial turf, shall be considered as part of the required open space~~[7]~~; provided that open space shall not exceed four feet from the sidewalk elevation. Open space can also be provided on a podium, roof garden, or roof top recreation area if it is publicly accessible and useable.

(c) For any development lot within any land use zone~~[, except lands entirely devoted to waterfront industrial uses in the MUZ-I zone]~~:

- (1) The minimum amount of open space shall be the lower of:
  - (A) Twenty per cent of the development lot area; or
  - (B) Thirty per cent of the development lot area less required yard areas;
- (2) The minimum required open space may include both of the following:
  - (A) Up to twenty-five per cent of an adjacent front yard; provided that:
    - (i) At least one-half of the open space is entirely in one location and proportioned to a maximum length-to-width of 2:1; and
    - (ii) One linear foot of seating is provided for each thirty square feet of open space;
  - (B) Up to twenty-five per cent of any passageways or arcades.

(d) Open space requirements for developments on lots of 40,000 square feet or less shall be according to the following table. For lot areas between 10,000 and 40,000 square feet, the minimum open space is proportional to the parameters of the lots enumerated in the following table:

Open Space Requirements for  
Lots Less than 40,000 Square Feet

<u>Lot Area (square feet)</u>	<u>Minimum Open Space (Per cent of lot area)</u>
40,000	20
20,000	10
10,000 or less	0

[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02;  
comp 12/9/02; am and comp 11/3/05; am and

comp [REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-66** REPEALED. [R 10/10/98]

**§15-23-67 Building envelopes.** Building envelopes for developments shall conform with requirements set forth in [~~Exhibit 4,~~] Figure 6, entitled "Maximum Building Envelope", dated [~~September 2005,~~] [REDACTED], attached at the end of this chapter. Towers shall generally be oriented with the long axis in the mauka-makai direction. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-68 Off-street parking.** [~~(a) Except as otherwise provided in this chapter, the minimum number of required off-street parking spaces for development lots within any land use zone shall be as specified in the following table:~~

~~OFF-STREET PARKING REQUIREMENTS~~

<u>Use</u>	<u>Requirement</u>
Auditoriums	<del>One per three hundred square feet of assembly area or one per ten fixed seats, whichever is greater.</del>

<del>Churches and theaters</del>	<del>One per every five fixed seats or fifty square feet of general assembly area, whichever is greater.</del>
<del>Commercial and all other uses</del>	<del>One per four hundred square feet of floor area.</del>
<del>Daycare facilities</del>	<del>One per ten enrollment capacity.</del>
<del>Eating and drinking establishments</del>	<del>One per three hundred square feet of eating and drinking area, plus one per four hundred square feet of kitchen or other area.</del>
<del>Multi-family dwellings (including reserved housing units):</del>	
<del>600 sq. ft. or less</del>	<del>0.9 per unit</del>
<del>More than 600 but less than 800 sq.ft.</del>	<del>1.13 per unit</del>
<del>800 sq.ft. and over</del>	<del>1.35 per unit</del>

<del>Nursing clinics and convalescent homes, and special-care homes for the elderly and people with disabilities</del>	<del>0.9 per four patient beds, dwelling units, or lodging units.</del>
<del>Schools: language, vocational, business, technical and trade, colleges or universities</del>	<del>One for each ten students of design capacity, plus one per four hundred square feet of office floor area.</del>
<del>Waterfront industrial uses</del>	<del>One per one thousand square feet of floor area or one on-site space per every two employees, whichever is greater. On-site parking areas within this zone are not required to be enclosed.</del>

~~(b) The following are to be used in determining  
the required number of off-street parking spaces:~~

- ~~(1) Where a proposed use is applicable to more  
than one use listed in the table in  
subsection (a), or where there may otherwise  
be uncertainty as to the off-street parking  
requirement for a proposed use, the  
executive director will review the proposed  
use and determine its equivalent and  
applicable off-street parking requirement;~~
- ~~(2) When computation of required parking spaces  
results in a fractional number, the number  
of spaces required shall be the nearest  
whole number;~~

- ~~(3) In churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities each twenty-four inches of width shall be counted as a seat for the purpose of determining requirements for off-street parking;~~
- ~~(4) All required parking spaces shall be standard-sized parking spaces; and~~
- ~~(5) When a building or premise includes uses incidental or accessory to a principal use, the total number of spaces required shall be determined on the basis of the parking requirements of the principal use or uses, except that if the accessory use creates a larger parking demand than the principal use, the number of required parking spaces shall be determined on the basis of the parking requirement for each respective use.]~~

(a) There are no minimum number of required off-street parking spaces for development lots within any land use zone.

~~[(c)]~~ (b) The following are general standards for parking lots or areas:

- (1) All parking and drive areas shall be provided and maintained with an all-weather surface, except as otherwise provided in this chapter;
- (2) Parking areas, if illuminated, shall be illuminated in such a manner that all ~~[light.sources]~~ light sources are shielded from the direct view of adjacent lots;
- (3) 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 twelve feet in width. In addition, minimum aisle widths for parking bays, except mechanical parking areas, shall be provided in accordance with the following table:

<u>Parking Angle</u> <u>(in degrees)</u>	<u>Aisle Width</u> <u>(in feet)</u>
0-44	12
45-59	13.5
60-69	18.5
70-79	19.5
80-89	21
90	22

Notwithstanding the foregoing, with a parking angle of ninety 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 nineteen feet;

- (4) Where four or more parking spaces are ~~[required,]~~ provided, all parking areas shall be designed or arranged in a manner that no maneuvering into any street, alley, or walkway is necessary in order for a vehicle to enter or leave the parking space, and which allows all vehicles to enter the street in a forward manner;
- (5) Developments may have open or uncovered parking at grade. Developments ~~[which]~~ that provide parking in a structure shall contain a roof or trellis within the allowable height limit and walls on at least three sides. The walls shall be at least forty-two inches high and shall screen parked vehicles. ~~[Parking located on a roof shall be allowed subject to the zoning adjustment provision set forth in section 15-23-21, subject to the following conditions:~~
  - ~~(A) Negative impacts or incompatibilities with adjacent properties shall be mitigated; and~~



~~(B) Appropriate screening with architectural or landscaping elements shall be provided;]~~

- (6) Grade level open or uncovered parking areas with more than ten spaces shall provide at least eight per cent of the gross parking and driveway area as interior parking area landscaping. Interior parking area landscaping is defined as landscaped areas not counted as open space or required yard setbacks situated between parking stalls. The interior parking area landscaping shall consist of planter areas, each containing one tree of at least two-inch caliper with ground cover or shrubs at the base dispersed within the parking area. Trees within the planter area shall be limited to shade or flowering trees such as monkeypod, rainbow shower, poinciana, wiliwili, or autographs;
- (7) For new developments or enlargement of nonconforming structures, parking may be open or uncovered at grade but shall be buffered or screened from any right-of-way by a hedge of at least forty-two inches in height, provided the hedge shall not be required for vehicular sales or rental establishments. The hedge may be located in required yards or open space. Cars shall not be parked so as to protrude into required yards or open space, except as provided by section 15-23-64(b) (3) ~~[-]~~;
- (8) Above-ground parking lots and structures shall not front open space or thoroughfare without a liner building, active retail or commercial uses; and
- (9) To the maximum extent possible, above-ground multi-level parking structures shall be designed with flat floors and systems that can accommodate future conversion to inhabitable, non-parking uses.

~~[-d)]~~ (c) The following are general standards for parking spaces:

- (1) All spaces shall be individually marked if more than four spaces are required;
- (2) All spaces shall be unobstructed~~[7]~~; provided a building column may extend a maximum total of six inches into the sides of the parking space. A wall is not considered a building column;
- (3) Standard-sized parking spaces shall be at least eighteen feet in length and eight feet three inches in width with parallel spaces at least twenty-two feet in length; and
- (4) All spaces shall be so arranged that any automobile may be moved without moving another, except that tandem parking shall be permissible in instances where the parking spaces are used for employee parking, where all parking is performed by an attendant at all times, or for public assembly facilities and temporary events, including church services and activities where user arrivals and departures are simultaneous and parking is attendant directed. Tandem parking for employee parking shall be limited to a configuration of two stacked parking stalls and at no time shall the number of parking spaces allocated for employees exceed twenty-five per cent of the total number of required spaces.

~~[(e)]~~ (d) Mechanical means of providing parking spaces or access thereto~~[7]~~ is permitted; provided the following conditions are met:

- (1) Adequate waiting and maneuvering spaces are provided on the lot in order to minimize on-street traffic congestion, subject to the approval of the executive director; and
- (2) All mechanical equipment shall be visually screened by architectural or landscape treatments.

~~[(f)]~~ (e) Parking for the physically disabled shall comply with applicable federal, state, and county standards, rules, and regulations for the

physically disabled. Public projects shall comply with section 103-50, HRS.

~~[(g) A conditional use permit for joint use or off-site parking facilities described in subsection (h) may be granted by the executive director. Either an owner or a developer, or a lessee holding a recorded lease for the property, the unexpired term of which is more than five years from the date of filing of the application, may qualify for a conditional use permit. Applications shall be accompanied by:~~

- ~~(1) 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, parking and open spaces;~~
- ~~(2) A plan describing the method and manner in which the proposed use or tenant will fulfill the requirements of subsection (h); and~~
- ~~(3) Any additional information requested by the executive director relating to topography, access, surrounding land uses, written agreements and other matters as may reasonably be required in the circumstances of the case.~~

~~(h) In the event a conditional use is granted for the number of off-street parking spaces required by this chapter, said required parking spaces shall be provided on-site as joint use of parking facilities or in off-site parking facilities.~~

- ~~(1) Joint use of parking facilities: Joint use of off-street parking facilities may be allowed, provided that:~~
  - ~~(A) The distance from the entrance of the parking facility to the nearest principal entrance of the establishment or establishments involved in such joint use shall not exceed 1,200 feet by normal pedestrian routes;~~
  - ~~(B) Parking spaces involved in joint use shall not be set aside exclusively for~~

- ~~compact cars, valet parking, or particular user groups or individuals;~~
- ~~(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 for the uses involved at the periods indicated shall be drawn and executed by the parties involved, and a certified copy shall be filed with the authority. 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; and~~
- ~~(E) The joint use arrangement is logical and practical and will not adversely affect adjacent developments or uses or result in impacts other than which could be reasonably anticipated if standard off-street parking provisions were applied.~~
- ~~(2) Off-site parking facilities: Off-site parking facilities may be allowed, provided that:~~
  - ~~(A) The distance from the entrance to the parking facility to the nearest principal entrance of the establishment or establishments involved shall not exceed 1,200 feet by normal pedestrian routes;~~
  - ~~(B) A written agreement assuring continued availability of the number of spaces indicated shall be drawn and executed, and a certified copy shall be filed with the authority. The agreement shall generally provide that if the~~

~~amount of parking spaces is not maintained, or space acceptable to the executive director substituted, the use, or such portion of the use as is deficient in number of parking spaces, shall be discontinued. No change in use or new construction shall be permitted which increases the requirements for off-street parking unless such additional space is provided; and~~

~~(C) The off-site parking arrangement is logical and practical and will not adversely affect adjacent developments or uses or result in impacts other than which could be reasonably anticipated if standard off-street parking provisions were applied.~~

~~(i) Changes in use that would otherwise require the addition of no more than three parking spaces may set forth in section 15-23-21 and the following conditions:~~

- ~~(1) There are no reasonable means of providing the additional parking spaces which would otherwise be required, including but not limited to joint use of parking facilities and off-site parking facilities; and~~
- ~~(2) There was no previous grant of an adjustment from parking requirements on the lot pursuant to this subdivision.~~

~~(j) An alternative parking requirement may be considered subject to the zoning adjustment process specified in section 15-23-21 and the following conditions:~~

- ~~(1) A parking demand study shall be provided specifying the alternative parking requirement along with any documentation that supports the proposed adjustment; and~~
- ~~(2) The parking adjustment is reasonable and will not adversely affect adjacent developments or uses or result in impacts other than which could be reasonably~~

~~anticipated if standard off-street parking provisions were applied.]~~

(f) Parking for electric vehicle charging shall comply with applicable federal, state, and county standards, rules, and regulations. [Eff 2/24/90; am and comp 10/10/98; am 1/13/00; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-69 Off-street loading.** (a) Except as otherwise provided in this chapter, the off-street loading requirements herein specified shall apply to all development lots exceeding five thousand square feet based on the class or kind of uses to which the lot is to be placed. In addition, in connection with development permits involving such classes or kinds of uses, special requirements may be imposed.

(b) Any building existing within the makai area on ~~[October 10, 1998]~~ [REDACTED], and which is subsequently altered to increase floor area shall provide off-street loading spaces for the area proposed to be constructed as indicated in the following table:

~~[OFF-STREET LOADING REQUIREMENTS]~~ Off-Street Loading Requirements

Use or Use Category	Floor Area (in square feet)	Loading Space Requirements
Hospitals or similar institutions or places of public assembly[✓]	5,000 - 10,000	one
	10,001 - 50,000	two
	50,001 - 100,000	three
	Each additional 100,000 over 100,000	one

Use or Use Category	Floor Area (in square feet)	Loading Space Requirements
<del>[Multi-family dwellings.</del>	<del>20,000-150,000</del> <del>150,001-300,000</del>  <del>Each additional 200,000 over 300,000</del>	<del>one</del> <del>two</del>  <del>one]</del>
Offices or office buildings, waterfront industrial uses[-]	20,000 - 50,000 50,001 - 100,000  Each additional 100,000 over 100,000	one two  one
Retail stores, eating and drinking establishments, wholesale operations, business services, personal services, repair, general service[-]	2,000 - 10,000 10,001 - 20,000 20,001 - 40,000 40,001 - 60,000  Each additional 50,000 over 60,000	one two three four  one
<u>Civil support, educational, and civic</u>	<u>5,000 - 10,000</u> <u>10,001 - 50,000</u> <u>50,001 - 100,000</u> <u>Each additional 100,000 over 100,000</u>	<u>one</u> <u>two</u> <u>three</u> <u>one</u>

(c) In the event a building is used for more than one use, and the floor area for each use is below the minimum requiring a loading space, as set forth in the table below, the required loading space or spaces shall be determined by taking the aggregate floor area of the several uses and applying the requirements of the use category requiring the greatest number of loading spaces.

(d) Loading space required under this section shall not be in any street or alley, but shall be provided within the building or on the lot. The following standards shall also apply to loading spaces:

- (1) When only one loading space is required and total floor area is less than 5,000 square feet, the minimum horizontal dimensions of the space shall be eighteen feet by eight feet three inches, and the space shall have a vertical clearance of at least ten feet;
- (2) When more than one loading space is required, the minimum horizontal dimensions of at least half of the required spaces shall be twelve feet by thirty-five feet and have a vertical clearance of at least fourteen feet. The balance of the required spaces shall have horizontal dimensions of at least eighteen feet by eight feet three inches and vertical clearance of at least ten feet;
- (3) Each loading space shall be unobstructed and shall be arranged so that any vehicle may be moved without moving the other;
- (4) Adequate maneuvering areas and access to a street shall be provided and shall have a vertical clearance not less than the applicable height for the loading space;
- (5) All loading spaces and maneuvering areas shall be paved with an all-weather surface;
- (6) Where loading areas are illuminated, all sources of illumination shall be shielded to prevent any direct reflection toward adjacent premises;
- (7) Loading spaces for three or more vehicles shall be arranged so that no maneuvering to enter or leave a loading space shall be on any public street, alley, or walkway;
- (8) Each required loading space shall be identified as such and shall be reserved for loading purposes;



- (9) No loading space shall occupy required off-street parking spaces or restrict access; and
- (10) No loading space or maneuvering area shall be located within a required yard.
- (e) An adjustment of up to fifty per cent of the required number of loading spaces may be allowed when the loading spaces are assigned to serve two or more uses of a single development project jointly[~~7~~]; provided that:
  - (1) Each use has access to the loading zone without crossing any street or public sidewalk; and
  - (2) The amount of loading spaces which may be credited against the requirements for the use or uses involved shall not exceed the number of spaces reasonably expected to be available during differing periods of peak demand. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-70 Signs.** (a) Sign permits shall be processed by the city and county of Honolulu. Except as otherwise provided, signs shall conform to the "B-2 Community Business District" sign regulations of the city and county of Honolulu land use ordinance. The city and county of Honolulu shall be responsible for enforcement of the ordinance's provisions, and shall also administer appeals and variances relating to signs.

(b) Where possible, signage shall be in the two official languages of Hawai'i: 'Ōlelo Hawai'i and English. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-71** REPEALED. [R 10/10/98]

**§15-23-71.1 Architectural design.** (a) Windows:

- (1) Highly-reflective, and mirrored glazing are prohibited;
  - (2) Window glazing shall be transparent with clear or limited UV tint so as to provide views out of and into the building;
  - (3) Windows shall have the highest reasonably possible visual light transmission level, while still complying with the state energy code or other government requirements, including those for solar heat gain coefficients; and
  - (4) Applicants shall submit, for the executive director's review and acceptance, all window specifications for buildings that propose reducing the window visual light transmission level below seventy per cent at ground level and fifty per cent for all other floors.
- (b) Storefronts and windows for retail:
- (1) Applicability. This subsection applies to existing or newly proposed principal buildings used or intended to accommodate retail land uses;
  - (2) Stores that occupy greater than sixty feet of frontage shall incorporate multiple entrances along the street;
  - (3) Street front elements shall have a depth of at least twenty feet of usable commercial or active public use space;
  - (4) At least seventy per cent of a retail front element along a thoroughfare shall be transparent glazing:
    - (A) At least seventy per cent of the glazing shall allow views into the store rather than being shallow window box displays;
    - (B) No more than thirty per cent of the window area at facades may be

- obstructed by signage or interior displays; and
- (C) Display windows may be used on the ground floor and on upper floors of retail spaces;
- (6) All principal entrances shall be located along the thoroughfare or a thoroughfare-facing courtyard, rather than from a parking area, alley, or another point within the interior of a block; and
- (7) Buildings facades and side elevations shall accommodate signage for ground floor retail tenants. [Eff \_\_\_\_\_] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-72 [Circulation.]** ~~(a) The approval of the executive director or authority shall be required on any addition, deletion, modification or alteration of existing streets shown on the district plan. The executive director or authority may consult with other appropriate governmental agencies prior to said approval.~~

~~(b) Public or private mid-block pedestrian or bicycle circulation paths may be required where appropriate in conjunction with development projects. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]~~  
 REPEALED. [R \_\_\_\_\_]

**§15-23-73 Public facilities dedication fee.**

(a) This section shall apply to any development or improvement project within the makai area that increases an existing development's floor area by more than twenty-five per cent as compared to the development's floor area existing within the makai area on ~~[October 10, 1998,]~~ \_\_\_\_\_, or at the time of application for a development permit or an improvement permit, excluding proposed demolitions,

whichever is less~~[- All new floor area of a development subject to this section shall pay a public facilities fee.];~~ provided that this section shall not apply to any development or improvement project undertaken by an eleemosynary organization, development or improvement project for public uses, public project, or new buildings or structures with a floor area of less than 200 square feet.

(b) As a condition precedent to the issuance of a development permit, the developer shall ~~[agree to payment of a fee]~~ dedicate land for public ~~[facilities for the joint use by the occupants and employees of the development as well as by the public.]~~ facilities. The public facilities dedication fee [is the intent to only allow land dedication? Or is payment of a fee an option? As drafted only land is mentioned in the sentence above, which makes the remaining subsections confusing.] shall be established at a sum equal to the fair market value of land for the following respective land uses:

- (1) Three per cent of the total commercial and community service floor area of the development to be constructed ~~[exclusive of nursing facilities, assisted living administration, and ancillary assisted living amenities; and~~
- ~~(2) Four per cent of the total residential floor area of the development to be constructed exclusive of floor area devoted to reserved housing units and their associated common areas in proportion with the floor area of other uses].~~

(c) Valuation of land shall be determined as follows:

- (1) Valuation shall be based upon the fair market value of the land prior to its development; and
- (2) In the event that a fair market value cannot be agreed on, the value shall be fixed and established by majority vote of three land appraisers; one shall be appointed by the developer, one appointed by the executive

director in the case of base zone development or the authority in the case of planned development, and the third appointed by the first two appraisers. All appraisers shall have had a minimum of five years of training and experience in real estate appraisal work. The developer shall be responsible for one-half of the appraisal fees and costs.

(d) This section shall not apply to any development or to that portion of a development undertaken by an eleemosynary organization for its own use, or to any development for public uses and structures or for a public improvement or any public project.

(e) The fee shall be payable prior to the issuance of the initial certificate of occupancy and secured by the applicant with a financial guaranty bond from a surety company authorized to do business in Hawaii, an acceptable construction set-aside letter, or other acceptable means prior to the issuance of the initial building permit. Calculation of the fee shall be fixed in the development permit and may only be adjusted for revisions in floor area that is approved through an amendment of the development permit.

(f) Payment of fees shall be made to the authority for deposit in a revolving fund to be created and established by the authority. The authority may expend the moneys in the fund for the purchase, creation, expansion, or improvement of public facilities within the district. The authority may transfer any portion of those funds to the city and county of Honolulu for public facilities purposes within the ~~[Kakaako]~~ Kaka'ako district.

(g) Nothing contained in this subchapter shall preclude the creation of any improvement district for public facilities, or the imposition of assessments against properties specially benefited within the district. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and

comp [REDACTED] (Auth: HRS §§206E-7, 206E-12)  
(Imp: HRS §§206E-7, 206E-12)

**§15-23-74 Prohibition of structures within a mapped street.** (a) As used in this section, "mapped street" means a highway, road, or street designated in the makai area plan as an existing or future road, street, or highway right-of-way.

(b) No building or structure shall be erected within the area of any mapped street or its required setback area, except upper-level pedestrianways approved by the authority and awnings which may be allowed to project from nonconforming structures over public property pursuant to section 15-23-15.

(c) Except as provided in subsection (b) ~~[above]~~, if the ~~[executive director]~~ authority finds that a building or structure proposed to be erected will be within the boundaries of any mapped street, the development permit shall be denied and the owner or applicant for the permit shall be notified of the reason for the denial. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-75 Development of properties within the Aloha tower special district.** (a) Properties within the Aloha tower special district as set forth in Exhibit 1, entitled "Makai Area Context ~~[Plan]~~", dated ~~[September 2005,]~~ [REDACTED], and attached at the end of this chapter, shall be developed so that the resulting development is capable of integration into any overall development plan ~~[which]~~ that may be adopted for the Honolulu waterfront and the development objectives of the Aloha tower development corporation, as identified in ~~[section 15-26-38.]~~ chapter 19-170.

(b) Permitted uses within the Aloha tower special district shall be any of the uses which the

authority finds compatible with the makai area plan, and capable of integration into any overall development plan which may be adopted for the Honolulu waterfront and the development objectives of the Aloha tower development corporation.

(c) In approving development permits for projects within the Aloha tower special district, the authority may impose on the applicant conditions and requirements that are reasonable and necessary to carry out the intent of any overall development plan which may be adopted for the Honolulu waterfront and the development objectives of the Aloha tower development corporation.

(d) Any provision to the contrary notwithstanding, the authority may waive requirements of these rules or the makai area plan for developments within the Aloha tower special district provided the authority is assured that the waiver will result in an increase of public benefits to the Aloha tower development project. [Eff 2/24/90; am 1/7/91; am and comp 10/10/98; comp 2/2/02; am and comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-76 Utilities required to be underground.**

(a) Public utility companies shall place utility lines underground within the district. The location of all utility structures placed on pads shall be subject to the executive director's approval.

(b) The requirement in subsection (a) shall not apply to the following types of utility lines and related facilities if the executive director determines that ~~said~~ the requirement would create undue hardship:

- (1) Overhead lines attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location of the building to another location on the same building or to an adjacent

building without crossing any street or alley; and

- (2) Electric distribution or transmission system in excess of fifteen kilovolts supported on metal or concrete poles without crossarms. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-77 Environmental standards.** ~~[(a) No building wall shall contain a reflective surface for more than thirty per cent of that wall's surface area.]~~ (a) All exterior lighting shall have full cut-off lighting fixtures.

(b) Every use shall be so operated that it does not emit an obnoxious or dangerous degree of odor or fumes.

(c) Any provision in this chapter to the contrary notwithstanding, the rules of the state department of health and other government agencies shall continue to apply to all activities and properties within the makai area. These rules shall include, but not be limited to, ~~[department of health, chapter 11-43 relating to community noise control for Oahu, chapter 11-11]~~ rules relating to sanitation, ~~[chapter 11-12 relating to housing, chapter 11-34 relating to poisons, chapter 11-39 relating to]~~ air-conditioning and ventilation, ~~[chapter 11-42 relating to vehicular]~~ noise control, ~~[chapter 11-55 relating to]~~ water pollution, ~~[chapter 11-57 relating to sewage treatment private wastewater treatment works, chapter 11-58 relating to]~~ solid waste management control, ~~[chapter 11-59 relating to]~~ ambient air quality standards, ~~[and chapter 11-60 relating to air pollution.]~~ or other rules, as applicable. [Eff 2/24/90; am and comp 10/10/98; am 1/13/00; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)



**§15-23-78 Temporary [~~uses.~~] use permit.** (a)

Temporary structures, such as tents and booths, may be permitted in any zone for periods not exceeding fourteen days[7] within a ninety-day period; provided that for good reasons, the executive director may grant extensions for an additional fourteen days.

(b) Initiation. An applicant may apply for a temporary use permit by filing an application with the executive director.

(c) Action. In accordance with Figure 2 (approval requirements matrix), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, the executive director shall approve all temporary use permit applications consistent with this section after receipt of a complete application and payment of the requisite fee. In approving a temporary use permit, the executive director may impose reasonable standards, conditions, or requirements as a condition to the approval. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-79 Conditional use of vacant land.** The executive director may allow a conditional use of vacant land[7]; provided:

- (1) The proposed use is any use permitted within the land use zone except:
  - (A) That open or uncovered temporary parking at grade may be permitted in all land use zones[7] whether paved or unpaved; and
  - (B) Construction sites, special trade construction and storage yards, and nonextensive yard uses may be permitted in all land use zones where a six-foot screening wall, hedge, or fence is

- erected along all ~~[public]~~ street rights-of-way;
- (2) The duration of the use is for a two-year period~~[7]~~; provided that the executive director may issue extensions of up to two additional years if the development status of the area has not changed appreciably since the use was initially allowed;
- (3) The floor area ratio of any proposed temporary structure does not exceed 0.5 ~~[floor area ratio];~~
- ~~(4) The development conforms to the setback and landscape requirements of this chapter, except for development lots where a screening wall or fence not exceeding six feet in height is erected along all public rights-of-way;~~
- ~~(5) The development conforms to the performance standards of this chapter;], and the project shall conform to the built form and landscaping standards of the rules;~~
- ~~[(6)]~~ (4) In addition to the design controls listed in this section, the executive director may include additional conditions in the permit to ensure that the development does not adversely affect adjacent property and the appearance of the district. Conditional use of vacant land permits already issued under this section may be modified by the executive director at any time in response to valid public concern/complaint, to contain additional conditions for mitigation; and
- ~~[(7)]~~ (5) The proposed uses in no way prevents or delays the future development of the property. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-80 Joint development of two or more adjacent zoning lots.** (a) Whenever two or more lots are developed in accordance with the provisions of this section, they shall be considered and treated as one "development lot" for purposes of this chapter. The maximum building height and density shall be calculated on the basis of the combined land area of all lots being included in the joint development project. Should joint development involve both mauka area and makai area lots, floor area and uses permissible in the mauka area shall not be transferred to the makai area.

(b) Owners, duly authorized agents of the owners, or duly authorized lessees, holding leases with a minimum of thirty years remaining in their terms, of adjacent lots, or lots directly facing each other but separated by a street, may apply for permission to undertake such a joint development to the ~~[authority or to the executive director, as the case may be.]~~ authority.

(c) In applying for such permission, the landowners, duly authorized agents of the owners, or lessees shall submit an agreement ~~[which]~~ that 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 rules. The right to enforce the agreement shall also be granted to the authority or executive director, as the case may be. The agreement shall be subject to the approval of the authority ~~[or executive director, as the case may be].~~

(d) If it is found that the area involved is compact, regular, or logical, and that the proposed agreement assures future protection of the public interest and is consistent with the intent of the makai area plan, the request may be approved. Upon approval, the agreement, which shall be part of the conditions of development, shall be filed as a covenant running with the land with the bureau of conveyances or the assistant registrar of the land court. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and

comp [REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-81 Flood hazard district.** (a) These standards provide building and urban design strategies that supplement the regulations presented in the city and county of Honolulu flood hazard areas ordinance (chapter 21A, revised ordinances of Honolulu), which do and shall apply in the makai area. These standards help assure that flood measures implemented are seamless with existing fabric in terms of scale, frontage, and fenestration. The standards help ensure that measures implemented do not impede pedestrian access from abutting thoroughfares.

(b) Applicability. The following standards apply to all new buildings within an identified Honolulu or FEMA flood zone that are required by code to have raised ground floors.

(1) Design and location standards for ADA-compliant wheelchair access ramps within flood zones:

- (A) A wheelchair ramp may occupy only up to fifteen per cent of building face;
- (B) Wheelchair ramps and ramp handrails on all ramps greater than twenty feet in length must be placed behind street walls or landscaping features such as hedges;
- (C) All buildings occupying less than one hundred twenty feet of frontage shall use internal wheelchair ramps (see Figure 7.1 (flood zone design, internal wheelchair ramp), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter);
- (D) All buildings occupying more than or equal to one hundred twenty feet of frontage may use external wheelchair ramps (see Figures 7.2 and 7.3 (flood zone design), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter); and

(E) For all buildings, no wheelchair ramps are allowed in the public right-of-way or front setback, except in the following circumstances:

- (i) When the ramp fronts the side of a building near a corner;
- (ii) When the ramp is shielded from the thoroughfare or covered under an element such as an arcade (see Figure 7.4, dated [REDACTED], made a part of this chapter, and attached at the end of this chapter); or
- (iii) If the length of the ramp within the public right-of-way or front setback is less than or equal to twenty-five per cent of the width of the sidewalk. In this case, handrails are not permitted in the public right-of-way or front setback; and

(2) Other design standards for flood zones:

- (A) Measures undertaken to avoid floods shall not result in large blank walls along the building frontage. At least seventy-five per cent of a building's frontage shall be activated with shop front windows, seating areas, steps, landscaping, or street furniture; and
- (B) There shall be breaks in any flood control intervention such as raised sidewalks every thirty feet, stairways, entrances, planting features, and other elements approved by the executive director.

(c) The applicable provisions of [Article 7 of] the city and county of Honolulu flood hazard areas ordinance relating to flood hazard districts shall apply to all affected activities and properties within the [Kaka'ako] Kaka'ako district. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am

and comp [REDACTED] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

§15-23-82 REPEALED. [R 10/10/98]

**§15-23-82.1 Conditional use permit.** (a) Purpose. This section provides for certain uses that, because of unique characteristics or potential impacts on adjacent land uses, may be authorized only under appropriate standards and factors set forth in the rules. No inherent right exists to receive a conditional use permit. Such authorization must be approved under a specific set of circumstances and conditions. Each application and situation is unique. Every conditional use permit application or amendment shall at a minimum be required to comply with every requirement contained in each subchapter of the rules. Mere compliance with the generally applicable requirements may not be sufficient, and additional measures and conditions may be necessary to mitigate the impact of the proposed development.

(b) Applicability. All uses identified as requiring a conditional use permit in Figure 5 (land use), dated [REDACTED], made a part of this chapter, and attached at the end of this chapter, shall require conditional use permit approval.

(c) Decision-maker. Conditional use permits and amendments to conditional use permits shall be subject to authority review and action.

(d) Findings. Approval of a conditional use permit shall require all the following findings of fact:

- (1) The use is allowed within the applicable zone and complies with all other applicable provisions of the rules;
- (2) The use will conform to the makai area plan;
- (3) The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future uses in the vicinity;

- (4) The site is physically suitable for the type, and density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- (5) Granting the permit would not be detrimental to the public health, safety, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

(e) Conditions. In approving any conditional use permit, the authority may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in the rules, as it may deem necessary to protect the public welfare and in order to ensure the approval will comply with the findings of section 15-23-82.1(d). Such additional standards, conditions, or requirements may include, but is not limited to:

- (1) Financing and availability of adequate public facilities or services;
- (2) Dedication of land;
- (3) Reservation of land;
- (4) Payment of impact fees;
- (5) Creation of special assessment districts;
- (6) Creation of restrictive covenants or easements;
- (7) Special setbacks;
- (8) Yard requirements;
- (9) Increased screening or landscaping requirements;
- (10) Area requirements;
- (11) Development phasing;
- (12) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics;
- (13) Provision of sustainable features, solar or other renewable energy source, rain water capture, storage and treatment, or other feature; or

(14) Require that a performance guarantee - acceptable in form, content, and amount to the authority be posted by the applicant to ensure continued compliance with all conditions and requirements as may be specified.

(f) Initiation. A developer may apply for a conditional use permit by filing an application with the executive director.

(g) Action. The executive director shall process all conditional permit applications consistent with this section after receipt of a complete application and payment of the requisite fee. [Eff           ]

(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-83 Applications.** (a) ~~[Prior to]~~ When submitting an application for a ~~[development]~~ permit, ~~[potential]~~ applicants ~~[may be required to]~~ shall have their projects reviewed by the executive director pursuant to section ~~[15-23-10.]~~ 15-23-10.1. ~~[The review shall be completed prior to applying for a development permit.]~~

~~(b) A developer shall submit to the authority four copies of a project plan as a part of the application for the development permit. The project plan shall satisfy the stated purposes of the permit applied for.~~

~~(c) The project plan shall clearly indicate how the proposed development would satisfy the standards and purposes of this subchapter and the makai area plan. In addition to any other information which the applicant may deem necessary to support the application, the project plan shall include the following:~~

- ~~(1) Location map showing the project in relation to the surrounding area;~~
- ~~(2) Site plan showing:~~
  - ~~(A) Property lines and easements with dimensions and area;~~



- ~~(B) The proposed building location, elevations, dimensions, sections, and floor plan and site sections to clearly define the character of the project;~~
- ~~(C) Location, elevations, and dimensions of existing buildings;~~
- ~~(D) Topographic information showing existing features and conditions and proposed grading; and~~
- ~~(E) Location and dimensions of existing and proposed easements, conduits, and rights-of-way;~~
- ~~(3) A land use plan showing:~~
  - ~~(A) The locations and uses of all buildings and structures, the general bulk and height of all buildings and their relationship to each other and to adjacent areas, the gross floor areas of buildings by type of uses, the ground coverage of all buildings, and the FAR of the project;~~
  - ~~(B) The locations and size of vehicular and pedestrian circulation systems (both exterior and interior), identification of public and private areas and their dimensions, the location and dimensions of off-street loading areas and the location of points of access to the site and to public transportation facilities;~~
  - ~~(C) The locations and dimensions of parking areas, with calculations of the number of parking spaces;~~
  - ~~(D) The location of land which is intended for common quasi-public, or amenity use but not proposed to be in public ownership, and proposed restrictions, agreements or other documents indicating the manner in which it will be held, owned, and maintained in perpetuity for the indicated purposes;~~
  - ~~(E) Landscaping plan; and~~

- ~~(F) Location and amount of all open space areas;~~
  - ~~(4) A detailed statement describing the manner in which the development would conform to the makai area plan and the purposes and standards of this chapter;~~
  - ~~(5) A development program stating the sequence in which all structures, open and amenity spaces, and vehicular and pedestrian circulation systems are to be developed;~~
  - ~~(6) The relationship, if any, of the development program to the authority's and city and county of Honolulu's capital improvements program;~~
  - ~~(7) Traffic analysis;~~
  - ~~(8) If the project area is currently occupied by business uses, a relocation analysis shall be submitted including the following:~~
    - ~~(A) A list of current [residents and] businesses[, ] or tenants, compiled by addresses or other locational description;~~
    - ~~(B) Identification of property managers;~~
    - ~~(C) The terms of the leases, including lease periods, lease rents, and expiration dates of leases; and~~
    - ~~(D) The net floor area of each business, descriptions of the business activity, and special relocation needs, if any;~~
  - ~~(9) The applicant will certify that all tenants will be notified via certified mail of the effective date of lease termination at least sixty days before eviction; and~~
  - ~~(10) Any additional information which the executive director may request.~~
- ~~\_\_\_\_\_ (d)] (b) The completed application shall be filed with the authority. Decisions for applications shall be made as follows:~~
- ~~(1) For a development not requiring a variance or modification, the authority, in the case of a development with an FAR in excess of 1.5, or the executive director in the case~~

~~of a development with an FAR up to 1.5, shall within one hundred days of receipt of the completed application:~~

- ~~(A) Approve the application as submitted;~~
- ~~(B) Approve the application with adjustments or conditions; or~~
- ~~(C) Deny the application with reasons for denial.~~

- ~~(2) For a development requiring a variance or modification, the authority shall within sixty days of the order approving or disapproving the variance or modification:~~
  - ~~(A) Approve the application as submitted;~~
  - ~~(B) Approve the application with adjustments or conditions; or~~
  - ~~(C) Deny application with reasons for denial.~~

~~The decision shall be made in writing and sent to the applicant.]~~ [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]

**§15-23-84 Determination by authority or executive director.** In reaching its determination on an application for a development or improvement permit, the authority or executive director, as ~~[the ease may be,]~~ applicable, shall consider the following:

- (1) The nature of the proposed site and development, including its size and shape, and the proposed size, shape, ~~[and]~~ height, arrangement, and design of structures;
- (2) Whether the open spaces~~[+]~~:
  - (A) Are of such size and location as to serve as convenient areas for recreation, relaxation, and social activities for the patrons of the development; and
  - (B) Are so planned, designed, and situated as to function as necessary physical

- and aesthetic open areas among and between individual structures and groups of structures;
- (3) Whether the setbacks, yards, pedestrianways, bikeways, and related walkways are so located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation, and necessary vehicular access;
  - (4) Whether the vehicular circulation system, including access and off-street parking and loading, is so designed as to provide an efficient, safe, and convenient transportation system;
  - (5) Whether the pedestrian circulation system:
    - (A) Is so located, designed, and of sufficient size as to conveniently handle pedestrian traffic efficiently and without congestion;
    - (B) Is separated, if necessary, from vehicular roadways so as to be safe, pleasing, and efficient for movement of pedestrians; and
    - (C) Provides efficient, convenient, and adequate linkages among open spaces, commercial and employment areas, and public facilities;
  - (6) The adequacy of landscaping, screening, parking, ~~and~~ loading areas, service areas, lighting, and signs, with relation to the type of use and neighborhood;
  - (7) The appropriateness of the proposed mixtures of uses;
  - (8) The staging program and schedule of development;
  - (9) Relationship between structures and operations within structures;
  - (10) Whether views will be preserved or blocked;
  - (11) Surface treatment;
  - (12) Overall appearance of a development from the street and adjacent developments;
  - (13) Whether structures have an appropriate orientation to take advantage of winds,

- reduce direct sun exposure, and minimize shadow effect on adjacent buildings;
- (14) Preservation of adjacent view corridors;
- (15) Whether the facades of building are properly terraced, landscaped, and designed;
- (16) Relationship between and among uses along the adjacent street;
- (17) Development contribution to the attractiveness of the street-scape; ~~[and]~~
- (18) Considerations of climate change, sea level rise, and climate resilient development in the design and siting of buildings; and
- ~~[(18)]~~ (19) Any other matter relating to the development or its impact on affected properties or public facilities. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp XXXXXXXXXX] (Auth: HRS §§206E-4, 206E-5, 206E-7, 206E-33) (Imp: HRS §§206E -4, 206E-5, 206E-7, 206E-33)

**§15-23-85** ~~[Lapse of development permit.]~~ (a) ~~Any development permit granted under the provisions of this chapter shall automatically lapse if the initial building permit authorizing the construction of the foundation or superstructure of the project has not been issued within two years from the date of granting the permit, or, if judicial proceedings to review the decision to make the grant is instituted, from the date of entry of the final order in such proceedings including all appeals.~~

~~(b) Should a development permit provide for phased construction, the phases shall be constructed in accordance with the time periods set forth therein; however, if no time is specified, the development permit shall lapse if the building permit for the subsequent phase shall not have been issued within one year of the issuance of the occupancy permit for the previous phase.~~

~~(c) The authority or executive director, as the case may be, may grant an extension to the effective~~

~~period of a development permit approved by the same, not to exceed two years, upon the applicant's request and justification in writing for an extension, provided the request and justification are received by the authority or executive director at least one hundred days in advance of the automatic termination date of the development permit and there are no material changes in circumstances which may be cause for denial of the extension. A public hearing shall be held on an extension request if a public hearing was held on the development permit or any variance or modification granted as part of the development permit process. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)] REPEALED. [R REDACTED]~~

**§15-23-86 Conditions.** The authority or executive director, as ~~[the case may be,]~~ applicable, may attach to a development or improvement permit, conditions which may concern any matter subject to regulation under this chapter, including, but not limited to, the following:

- (1) Minimizing any adverse impact of the development on other land, including the hours of use and operation and the type and intensity of activities ~~[which]~~ that may be conducted;
- (2) Controlling the sequence of development, including when it must be commenced and completed;
- (3) Controlling the duration of use of development and the time within which any structures must be removed;
- (4) Assuring that development, including all street furniture located in yards and bus stop shelters, is maintained properly in the future;
- (5) Designating the exact location and nature of development;

- (6) Establishing more detailed records by submission of drawings, maps, plats, or specifications;
- (7) Requiring provision by the developer of streets, other rights-of-way, pedestrianways, bikeways, utilities, parks, and other open space, all of a quality and quantity reasonably necessary and proportionate for the proposed development;
- (8) Requiring the connection of such development to existing public service systems;
- (9) Requiring the applicant to demonstrate financial, organizational, and legal capacity to undertake the development that is proposed, and to offer written assurance of compliance with any representations made by it as part of the application for the development permit and any conditions attached to the permit;
- (10) Requiring the applicant to submit periodic reports showing what progress has been made in complying with any of the conditions imposed;
- (11) Requiring the applicant to indicate the method of relocation of tenants and businesses; and
- (12) Requiring the applicant to indicate the method of handling safety and security concerns, including the lighting of building interiors, grounds, landscaping, parking areas, and exterior common areas.  
[Eff 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp                     ]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-87** ~~[Requirement of providing reserved housing units. (a) Every applicant for a development containing multi-family dwelling units on a development lot of at least 20,000 square feet shall provide at least twenty per cent of the total number~~

~~of dwelling units in the development for sale or rental to qualified persons as determined by the authority.~~

~~(b) The units, hereinafter referred to as "reserved housing units", shall be sold or rented to persons qualifying under the terms and conditions set forth under subchapter 7 of chapter 15-22. The applicant shall execute agreements as are appropriate to complement this requirement, and the agreements shall be binding upon the applicant and the applicant's successors in interest, and shall run with the land. The agreement shall provide that the applicant must provide certification to the authority as to the compliance of the requirements herein.~~

~~(c) The reserved housing requirements shall be satisfied in accordance with section 15-22-115.~~

~~(d) No building permit shall be issued for any development until the authority has certified that the development complies with the requirements of this section. The authority may require guarantees, may enter into recorded agreements with developers and with purchasers and tenants of the reserved housing units, and may take other appropriate steps necessary to assure that these housing units are provided and that they are continuously occupied by qualified persons. When this has been assured to the satisfaction of the authority and it has determined that the proposed development meets the requirements and standards of this section, the authority shall certify the application approved as to the housing requirements of this section. [Eff and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)] REPEALED. [R REDACTED]~~

**§15-23-88 Modification of specific provisions.**

As a part of the development permit review process, the authority may modify plan and rule requirements; provided a public hearing is held. Except as otherwise specifically provided, modifications may be granted only to the following:

- (1) Building envelope requirements;



- (2) Yards;
- (3) Loading space;
- ~~[(4) Parking;~~
- ~~(5) Number of reserved housing units and the cash-in-lieu of providing reserved housing units;~~ and
- ~~[(6)]~~ (4) Open space, as follows:
  - (A) Obstructions overhead that enhance utilization and activity within open spaces or do not adversely affect the perception of open space; and
  - (B) Height from sidewalk elevation of four feet may be exceeded at a maximum height-to-length of 1:12 if superior visual relief from building mass results. [Eff 10/10/98; comp 2/2/02; comp 12/9/02; §15-23-87; am, ren, and comp 11/3/05; am and comp XXXXXXXXXX] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-89 Conditions for modification.** (a) In order for the authority to consider modification of the zoning requirements listed in section 15-23-88, the applicant must demonstrate that:

- (1) The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;
  - (2) The modification would not adversely affect adjacent developments or uses; and
  - (3) The resulting development will be consistent with the intent of the makai area plan.
- (b) The authority shall specify the particular evidence ~~[which]~~ that supports the granting of a modification and may impose reasonable conditions in granting a modification. [Eff 10/10/98; comp 2/2/02; comp 12/9/02; §15-23-88; am, ren, and comp 11/3/05; am and comp XXXXXXXXXX] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-90 Minor changes.** (a) After final approval of a permit, the executive director may allow minor amendments to the application without submittal of a new or amended application in order to address project design refinements or administrative corrections.

(b) In order to qualify as a minor change, the requested amendment(s) may not:

- (1) Materially increase the floor area, height, or disturb any additional additional land area;
- (2) Introduce different land uses;
- (3) Request larger land area;
- (4) Request greater variance;
- (5) Allow any diminution in buffer or transition areas, reduction in landscaping, reduction of required yards, or any change in the design characteristics or materials used in construction of the structures; or
- (6) Reduce or eliminate conditions attached to the subject development approval.

(c) Examples of allowable administrative corrections include the correction of typographical errors, name or mailing address changes, or the smiliar.

(d) For improvement or development permits, the executive director or the authority may consider amendments that are consistent with section 15-23-27(c) and provided that:

- (1) The applicant demonstrates how the amendment would advance the purposes of redevelopment and be consistent with the intent of this chapter and the makai area plan;
- (2) A new public hearing shall be held if the amendment concerns an issue that would have required a public hearing prior to issuance of the original permit and it does not qualify for an administrative amendment in section 15-23-90(a) or 15-23-90(b); and
- (3) The authority or executive director, as applicable, may attach additional conditions

or require compliance with any other provisions of this chapter or the makai area plan.

(e) Any other change requests that do not qualify under section 15-23-90(a) or section 15-23-90(b) shall require the filing of a new application to be processed in accordance with this subchapter.  
[Eff [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

~~§§15-23-90~~ §§15-23-91 to 15-23-107 (Reserved)

**§§15-23-108 to 15-23-137** REPEALED. [R 10/10/98]

#### SUBCHAPTER 4

#### SPECIAL URBAN DESIGN RULES

**§15-23-138 Statement of purposes.** The purpose of this subchapter is to provide for a high quality of urban design in the makai area with an emphasis on the pedestrian environment, and to promote a strong relationship between individual developments and the overall context. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-139 Applicability.** This subchapter shall apply to any development located on any development lot within the makai area and constructed after ~~[October 10, 1998,]~~ [REDACTED]; except alterations to nonconforming structures, public improvements, and conditional use of vacant land. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-

4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-140 Streetscapes.** (a) A high priority is placed on the streetscape design in the makai area in order to promote an outstanding pedestrian environment with access to the waterfront, parks, and commercial developments.

(b) The placement and location of curb cuts for driveways and drop-off areas shall be regulated as follows ~~[in order]~~ to promote continuous sidewalks without breaks or interruptions~~[-]~~:

- (1) No curb cuts or drop-off areas, except as needed to allow access for persons with disabilities, shall be permitted along Ala Moana Boulevard, and Ilalo Street between Ahui and Punchbowl Streets; and
- (2) Curb cuts and drop-off areas may be permitted in other areas if the executive director finds that the curb cut or drop-off area will not result in unreasonable conflict between pedestrian and vehicular circulation and will result in a good site plan.

(c) All new developments shall provide facilities for central trash storage within the development lot. Where trash storage facilities are provided outside of a building, the facilities shall be screened by an enclosure constructed of materials compatible with the materials of the front building wall of the development. In all cases, there shall be provided an area for central trash collection. Such area shall be ventilated.

(d) Street furniture shall be provided as follows:

- (1) Benches shall be provided for resting places along pedestrianways at appropriate locations. One eight-foot bench shall be located in an area receiving shade adjacent to or near a public sidewalk for every development project. Benches shall be

positioned to serve general pedestrian traffic. Along Ilalo Street the number, type, and location of benches shall be provided in accordance with specifications approved by the authority; and

- (2) Bus stop shelters shall be provided for bus commuters where bus stops are located and the design and specifications shall be subject to the review and approval of the executive director. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp ]  
(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-141 Tower spacing and circulation.** (a)

Spacing between building towers shall be based upon the tower location on the development lot and distances between neighboring towers. To the extent practicable, tower spacing shall be as follows:

- (1) At least two hundred feet between the long parallel sides of neighboring towers; and
- (2) At least one hundred fifty feet between the short side of towers.

(b) Building design and siting shall be such that shadow effects on neighboring buildings shall be minimized.

(c) Public or private mid-block pedestrian or bicycle circulation paths, or both, may be required to be created and maintained in conjunction with developments. The developer of a development may be required to dedicate to the authority a perpetual public easement for pedestrian-ways, the appropriate width and location to be as determined by the authority.

~~[(d) The authority may approve the construction of upper-level pedestrian ways, provided that:~~

- ~~(1) Required approvals from appropriate governmental agencies are obtained;~~
- ~~(2) The design of the pedestrianway provides a safe and efficient linkage to major~~

~~destination areas, complements the design of adjoining structures and open spaces, incorporates directional aids, and minimizes adverse impacts on designated view corridors, the streetscape, and required yards and open space;~~

- ~~(3) Assurances are provided for adequate maintenance, security and insurance, unless the pedestrianway is dedicated to and accepted by the city and county of Honolulu;~~
- ~~(4) The pedestrianway shall function solely as a corridor for pedestrian movement and shall not be used to conduct business activity of any kind;~~
- ~~(5) Adequate access is provided to and from the street level. In approving an upper-level pedestrianway, the authority may impose terms and conditions as it finds are reasonable and necessary to carry out the purpose and requirements of this chapter and the makai area plan; and~~
- ~~(6) It can be demonstrated that the upper-level pedestrianway does not result in the reduction of ground-level commercial activity that would otherwise take place.]~~  
[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05; am and comp                     ] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-142 Landscaping.** (a) The authority recognizes the aesthetic, ecological, and economic value of landscaping and requires its use to establish an outstanding visual environment, ~~[to]~~ promote compatibility between land uses by reducing impacts of specific developments, and ~~[to]~~ enhance and define public and private spaces.

(b) All required yards shall be landscaped, except that front yards may be paved in accordance with specifications that are subject to review and

approval by the executive director if ground floor windows are provided.

(c) Street trees with shade canopies shall be provided in accordance with specifications that are subject to review and approval by the executive director. Unless otherwise approved by the executive director, street trees shall be planted adjacent to the curb, forty feet on center or closer, and be a minimum of 4.5 inch caliper~~[, except coconut palms, which shall be a minimum of fifteen feet tall].~~ Suggested street trees for the makai area are, as follows, but alternative canopy trees may be proposed:

<u>Street</u>	<u>Botanical Name</u>	<u>Common Name</u>
<del>[Ala Moana Boulevard</del>	<del>Cocos Nuciferas</del>	<del>Coconut Palm]</del>
Cooke	Cordia Subcordata	True Kou
Coral	Cordia Subcordata	True Kou
	Samanea Saman	Monkey Pod
Ilalo		
Keawe	Cordia Subcordata	True Kou
Koula	Cordia Subcordata	True Kou
Ohe	Cordia Subcordata	True Kou
Olomehani	Cordia Subcordata	True Kou
Punchbowl	Cordia Subcordata	True Kou
South	Cordia Subcordata	True Kou

(d) The planting, removal, and maintenance of street trees within the public right-of-way fronting any development lot shall be subject to the approval of the department of planning and permitting and the

department of parks and recreation, division of urban forestry, city and county of Honolulu.

(e) The planting, removal, and maintenance of trees within the front yard setback area of any development lot or nonconforming property shall be subject to the approval of the executive director. Any tree six inches or greater in trunk diameter shall not be removed except under the following conditions:

- (1) There are no alternatives to removal to achieve appropriate development on the site;
- (2) The tree is a hazard to public safety or welfare;
- (3) The tree is dead, diseased, or otherwise irretrievably damaged; or
- (4) The applicant can demonstrate that the tree is unnecessary due to overcrowding of vegetation.

Where possible, trees proposed for removal shall be relocated to another area of the project site. No person shall injure or destroy any tree in any manner or by any means. Property owners shall be responsible for ensuring that all trees within the front yard setback area are properly maintained and do not cause any hazard to public safety or welfare.

(f) Street tree species and location shall be subject to the approval of the executive director in consultation with the department of planning and permitting and the department director of parks and recreation, city and county of Honolulu.

(g) Planting strips, if provided between the curb and sidewalk, shall be landscaped and provided with an irrigation system. Planting in these areas, except trees, shall not exceed thirty inches in height and shall be grass only where adjacent curbside parking is permitted.

~~[(h) Sidewalk materials shall conform to the city and county of Honolulu standards for a minimum of seventy-five per cent of the required sidewalk area. The total sidewalk pattern and the material of the twenty-five per cent area shall be subject to the approval of the executive director. The executive director, in consultation with the chief engineer of~~



~~the department of public works, city and county of Honolulu, may allow exceptions to the city and county standard paving.~~

~~(i)]~~ (h) Street planters used for the purpose of holding plant materials, whether portable or permanently fixed, shall be provided by property owners within their property lines. Planters shall be located along major streets where sidewalks are greater than eight feet wide.

~~[(j)]~~ (i) Within private open space areas visible from street frontages, trees, shrubs, ground cover plant material are required.

~~[(k)]~~ (j) If there is any change in elevation from the sidewalk to the grade level private open space area, such change shall be no greater than four feet.

~~[(l)]~~ (k) Parking areas, open storage areas, and work areas provided at ground level facing the street shall be screened with plant material or other architectural treatment.

~~[(m)]~~ (m) All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments. [Eff 2/24/90; am and comp 10/10/98; am 1/13/00; comp 2/2/02; am and comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-143 Modification of urban design requirements.** The authority ~~[or executive director, as the case may be,]~~ may allow modifications to the requirements of this subchapter. Modifications will be allowed if a finding is made that the modifications will enhance the design and quality of the development, or will not adversely affect the overall intent of this chapter and the makai area plan. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]]

(Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

§§15-23-144 to 15-23-157 (Reserved)

## SUBCHAPTER 5

### HISTORIC AND CULTURAL SITES

**§15-23-158 Statement of purposes.** (a) The purpose of this subchapter is to preserve, protect, reconstruct, rehabilitate, and restore properties situated in the district that are determined by the authority to be historic and culturally significant.

(b) Applicability. This subchapter applies to all historical or culturally significant properties within the makai area, whether physical remains of the property are present or not. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

**§15-23-159 Historic or culturally significant property defined.** ~~The term, ["property", as used in this subchapter, includes a site, location, facility, building, structure, setting, or object. "Historic]~~ "historic or culturally significant property" means any [property] building, structure, object, district, area, or site, including heiau and underwater site, that is:

- (1) Listed on the Hawaii or national register of historic places; ~~[or]~~
- (2) Designated by the state historic preservation division or in the makai area plan as being: significant in the history or prehistory, architecture, culture, or development of [Kakaako,] Kaka'ako; a tangible, historic or cultural linkage

between ~~[Kaka'ako]~~ Kaka'ako of the past and  
~~[Kaka'ako]~~ Kaka'ako of the present; and  
 capable of productive use to the extent that  
 its owner is able to earn a reasonable  
 return~~[-]~~; or

- (3) Over fifty years old, as defined in chapter  
6E, HRS. [Eff 2/24/90; comp 10/10/98;  
 comp 2/2/02; comp 12/9/02; comp 11/3/05; am  
 and comp [REDACTED]] (Auth: HRS §§206E-7,  
 206E-33) (Imp: HRS §§206E-7, 206E-33)

**§15-23-160** ~~[**Designation.** Properties deemed~~  
~~historic or culturally significant by the authority~~  
~~are so designated in the makai area plan. In addition~~  
~~to the properties determined to be significant and~~  
~~listed on the makai area plan, other properties may be~~  
~~considered for designation by the authority. [Eff~~  
~~2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02;~~  
~~comp 11/3/05] (Auth: HRS §§206E-7, 206E-33) (Imp:~~  
~~HRS §§206E-7, 206E-33)]~~ REPEALED. [R ]

**§15-23-161** ~~[**Procedure for designation.** (a) Any~~  
~~person, including a governmental agency, or the~~  
~~authority on its own initiative, may nominate any~~  
~~property for designation on the makai area plan as an~~  
~~historic or culturally significant property by the~~  
~~rule-making procedures set forth in the authority's~~  
~~rules of practice and procedure.~~

~~(b) In addition to the general rule-making~~  
~~petition requirements, each nomination shall contain~~  
~~the following information:~~

- ~~(1) The name of the property nominated for~~  
~~designation;~~
- ~~(2) The tax map key identification of the~~  
~~property and name or names of the owner or~~  
~~owners of the property;~~
- ~~(3) A description of the property and how it~~  
~~qualifies for designation under section~~  
~~15-23-160; and~~

~~(4) A statement of the property's historic or cultural significance.] REPEALED.~~  
[R [REDACTED]]

**§15-23-161.1 Preservation and consultation.** (a)

In accordance with section 6E-42, HRS, developers of new projects or projects proposing alterations to historic or culturally significant properties shall consult with the department of land and natural resources, state historic preservation division ("SHPD"), to allow an opportunity for review of the effect of the proposed project on any historic properties or burial sites.

(b) A written letter of concurrence from SHPD or adequate documentation that the applicant has complied with the requirements of chapter 6E-10, HRS, shall be included with the permit application to the authority.

(c) All SHPD requirements shall be completed by the developer prior to submittal of a permit application to the authority, unless otherwise permitted by SHPD and approved by the executive director. [Eff [REDACTED]] (Auth: HRS §§6E-8, 6E-42 206E-7, 206E-33, 916) (Imp: HRS §§206E-7, 206E-33, 916)

**§15-23-162 Uses.** A property designated historic or culturally significant may be put to any use permitted in the land use zone in which the property is situated, subject to the requirements of section 15-23-164. Setback requirements shall not be enforced as to any lot on which an historic or culturally significant property is situated where the enforcement would result in damage to or destruction of the historic or culturally significant features of the property. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-7, 206E-33) (Imp: HRS §§206E-7, 206E-33)

**§15-23-163 Protective maintenance.** All historic or culturally significant properties ~~[designated by the authority on the makai area plan]~~ shall be properly maintained and kept in good repair. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05; am and comp [REDACTED]] (Auth: HRS §§206E-7, 206E-33) (Imp: HRS §§206E-7, 206E-33)

**§15-23-164 ~~[Certificate of appropriateness.]~~** (a) ~~No permit shall be issued by the city and county of Honolulu for demolition, construction, alteration, repair, or improvement which will affect any historic or culturally significant property, except after the issuance by the authority of a certificate of appropriateness.~~

~~(b) A developer, owner, or lessee of a historic or culturally significant property shall file with the executive director an application for a certificate of appropriateness for any proposed demolition, construction, alteration, repair, or improvement which will affect such historic or culturally significant property. The application shall be accompanied by supporting data and documents, including, as appropriate, the following:~~

- ~~(1) A description of the historic or culturally significant property affected by the proposed project;~~
- ~~(2) An area site plan indicating the location and nature of the project site improvements and site relationship to surrounding improvements;~~
- ~~(3) Data on size, appearance, and form with sketches and perspectives of the building or structure proposed to be constructed, repaired, or improved; and~~
- ~~(4) Plans, elevations, and sections that fix and describe the project as to architectural character, and an outline specification setting forth exterior finishes and colors.~~

~~(c) The executive director shall evaluate the project and, within thirty days after submittal of the~~

~~completed application for a certificate of appropriateness, determine whether the project is significant or nonsignificant, as defined below.~~

~~(d) If the executive director finds the project to be nonsignificant, a certificate of appropriateness shall be issued. A project is deemed to be nonsignificant where it consists of alterations, repairs, or improvements which do not involve a change in design, material, character, or outer appearance of the affected property or a change in those characteristics which qualified the property for designation as an historic or culturally significant property.~~

~~(e) If the executive director finds the project to be significant, the executive director shall, within thirty days of such determination, prepare a summary report on the project, including an analysis of the data and documents supplied with the application for the certificate of appropriateness, and submit the report to the authority, together with a recommendation.~~

~~(f) Within one hundred days after receipt of the executive director's report, the authority shall either approve the proposed action in whole or in part, with or without modification or conditions, and issue a certificate of appropriateness or disapprove the proposed action. Before acting on the application, the authority shall hold a public hearing thereon. At the public hearing the applicant and other interested persons shall be given a reasonable opportunity to be heard. If the affected property is on the Hawaii or national register of historic places, the authority shall notify the state department of land and natural resources of its decision.~~

~~(g) The authority shall grant the application for a certificate of appropriateness if:~~

- ~~(1) The proposed action will not unduly hinder the protection, enhancement, presentation, perpetuation and use of the property in its historic or culturally significant state; or~~
- ~~(2) The property as it exists is no longer suitable to past or present purposes or is~~

~~totally inadequate for the owner's or lessee's legitimate needs; or~~

~~(3) The owner or lessee is unable to earn a reasonable return unless the proposed project is undertaken.~~

~~(h) Whenever an applicant for a certificate of appropriateness makes a showing that the property as it exists is totally inadequate for the owner's or lessee's legitimate needs or that the owner or lessee is unable to earn a reasonable return unless the project is undertaken, the authority may develop and propose alternatives to the proposed project that will enable the owner or lessee to put his property to reasonable use or to earn a reasonable return. Such alternatives may include a sale of the property to a buyer or lessee who will utilize the property without the action proposed by the applicant; it may also include partial or complete tax exemption, governmental grants-in-aid, and other financial and technical assistance. The owner or lessee may accept or reject any alternative proposed by the authority.~~

~~(i) If the owner or lessee rejects all alternatives proposed by the authority, the authority may elect to acquire the property by eminent domain, in which case, action to condemn the property shall be commenced within ninety days of said rejection. If on the other hand the owner or lessee rejects the alternatives proposed by the authority, and the authority determines not to acquire the property by eminent domain, the authority shall issue a certificate of appropriateness to the applicant. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §§206E-7, 206E-33) (Imp: HRS §§206E-7, 206E-33)] REPEALED~~  
[R REDACTED]

§§15-23-165 to 15-23-177 (Reserved)

SUBCHAPTER 6

MASTER PLAN RULES

**§15-23-178** ~~[Purpose and intent. Rules relating to master plans contained within the mauka area rules are incorporated herein by reference with the exception that hotel uses will not be permitted and that floor area and uses permissible in the mauka area will not be transferred to the makai area. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-7, 206E-33)]. REPEALED~~  
[R ]

**§15-23-178.1 Master plans.** (a) Purpose. The provisions of this section are intended to provide for a flexible approach to development, encourage investment in new development and commitment to the master planning of large land holdings. A further purpose of this section is to derive public benefits, such as public parking, off-site infrastructure and other public facilities from master plan developers, in exchange for greater development flexibility for a specified period.

- (b) Applicability. Developers of project sites over five acres are eligible to apply for a master plan permit.
- (c) Contents. A master plan permit may authorize only the following:
  - (1) A development approval period up to ten years;
  - (2) Public facilities, beyond that required by the makai area plan or the makai area rules, including, but not limited to, parks and open space, public infrastructure, and public art.
- (d) Findings. The authority shall make the following findings of fact in order to approve a master plan permit:



- (1) That the master plan implements and is consistent with the makai area plan and makai area rules; and
  - (2) That the master plan will either enhance or provide necessary public facilities, as provided for in section 15-23-178.1(f).
- (e) Submittal requirements. Each master plan permit application shall include, at a minimum, the following:
  - (1) Plans and supporting information sufficient to clearly indicate the pattern and implications of development within the master plan area and the relationship to surrounding uses;
  - (2) Proposed development approval timeframe;
  - (3) Proposed public facility improvements;
  - (4) Environmental, social, and cultural impacts;
  - (5) Review of public engagement efforts and feedback received; and
  - (6) Such other information as may be required by the executive director or authority.
- (f) Public facilities. All public facilities above those required by these rules and other administrative rules of the Hawaii community development authority may be voluntarily offered by the master plan applicant.
- (g) Time extension. The authority may authorize a master plan approval time extension for up to a five-year time period. A maximum of two time extensions may be authorized, for a total maximum duration of twenty years.
- (h) Expiration. At least 120 days prior to the expiration of a master plan permit, the applicant shall submit a reconciliation of all master plan obligations to the executive director. The authority may approve a closing development agreement that survives

the expiration of the master plan until any  
remaining unsatisfied obligations are  
completed. [Eff [REDACTED] (Auth: HRS  
§§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-  
7, 206E-33)

**§§15-23-179 to 15-23-191** (Reserved)

## SUBCHAPTER 7

### RULES REVIEW AND AMENDMENT

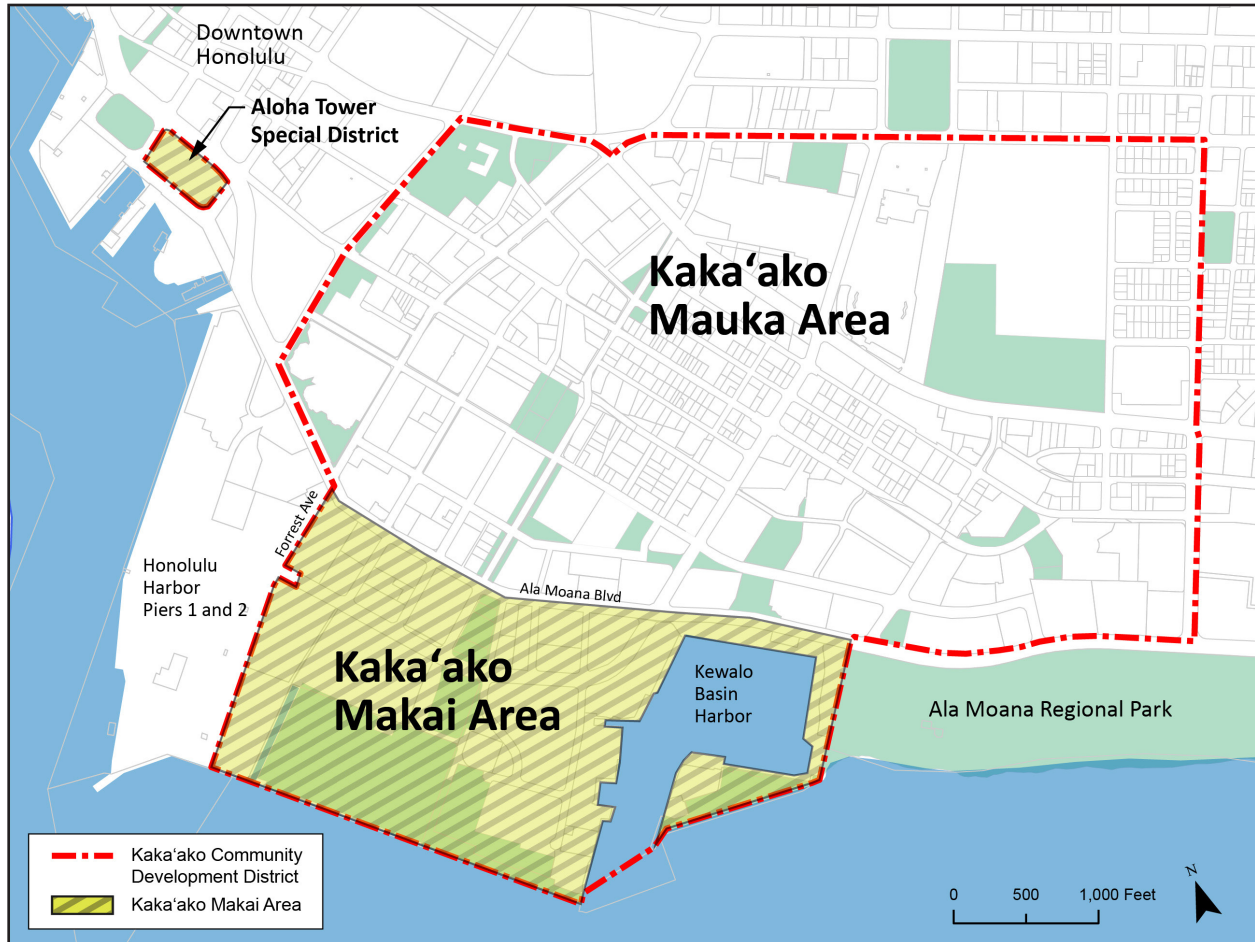
**§15-23-192 Rules review and amendment.** The makai area rules may be reviewed and amended in accordance with the authority's rules of practice and procedure. [Eff 2/24/90; comp 10/10/98; comp 2/2/02; comp 12/9/02; comp 11/3/05] (Auth: HRS §206E-5) (Imp: HRS §206E-5)

## List of Figures

### Figure

- |          |  |
|----------|--|
| <u>1</u> | <u>Makai Area Context</u>              |
| <u>2</u> | <u>Approval Requirements Matrix</u>    |
| <u>3</u> | <u>Land Use Zones</u>                  |
| <u>4</u> | <u>Maximum Height and Density Plan</u> |
| <u>5</u> | <u>Land Use</u>                        |
| <u>6</u> | <u>Maximum Building Envelope</u>       |
| <u>7</u> | <u>Flood Zone Design</u>               |

**FIGURE 1: MAKAI AREA CONTEXT**



November 2023

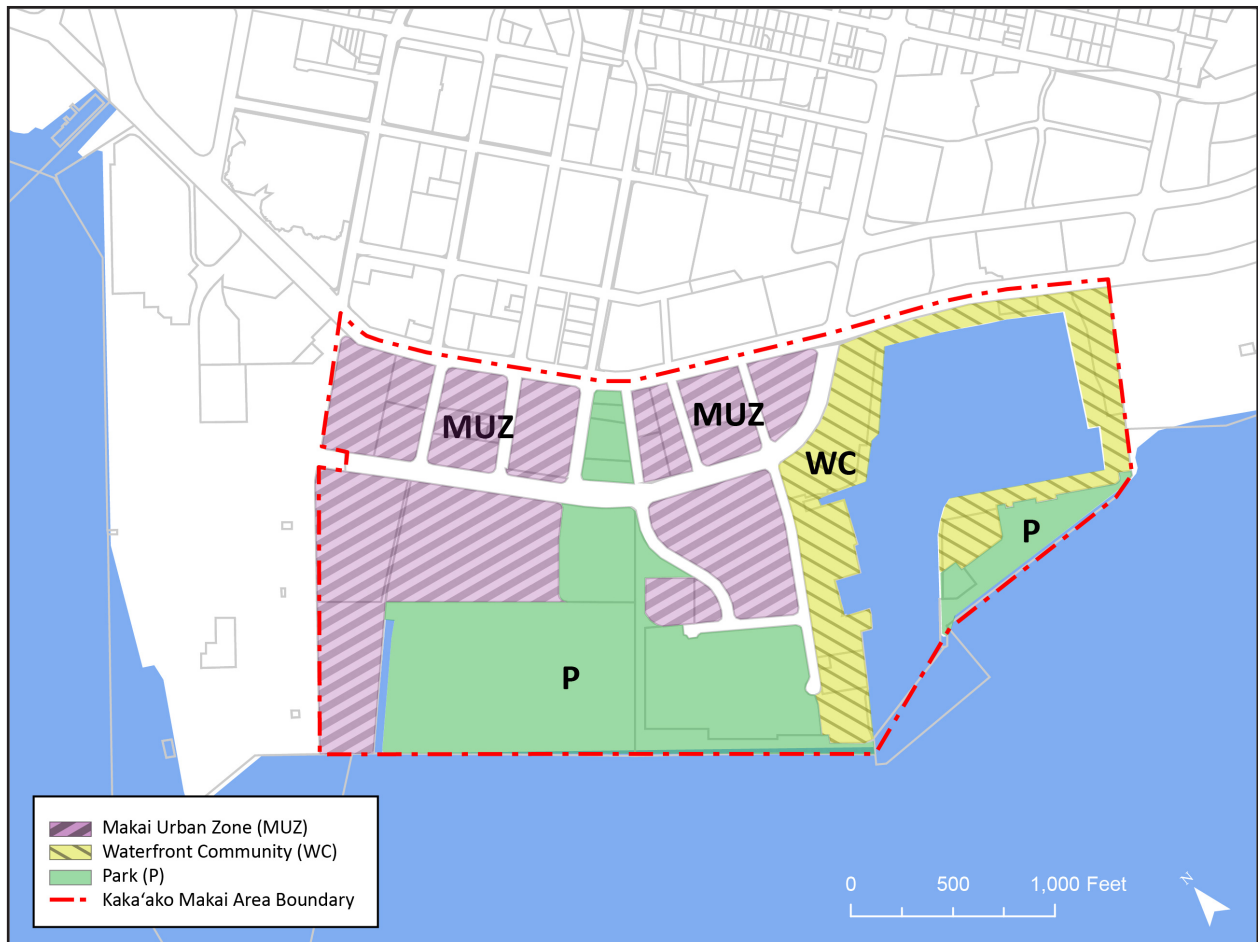
**FIGURE 2: APPROVAL REQUIREMENTS MATRIX**

Rule	Development Approvals	Role	
		Executive Director	Authority
§15-23-14.1	Variance	Recommends Action	<b>Decision</b>
§15-23-24	Zoning clearance	<b>Decision</b>	Considers Appeal
§15-23-25	Rules clearance	<b>Decision</b>	Considers Appeal
§15-23-26	Renovation permit	<b>Decision</b>	Considers Appeal
§15-23-27	Improvement Permit	<b>Decision*</b>	Considers Appeal
§15-23-27	Development Permit	Recommends Action	<b>Decision</b>
§15-23-78	Temporary use permit	<b>Decision</b>	Considers Appeal
§15-23-79	Conditional Use of Vacant Land	<b>Decision</b>	Considers Appeal
§15-23-82.1	Conditional Use Permit	Recommends Action	<b>Decision</b>
§15-23-178.1	Master Plan	Recommends Action	<b>Decision</b>

November 2023

\*Except on lands owned by the authority

**FIGURE 3: LAND USE ZONES**



November 2023

**FIGURE 4: MAXIMUM HEIGHT AND DENSITY PLAN**



November 2023

**FIGURE 5: LAND USE**

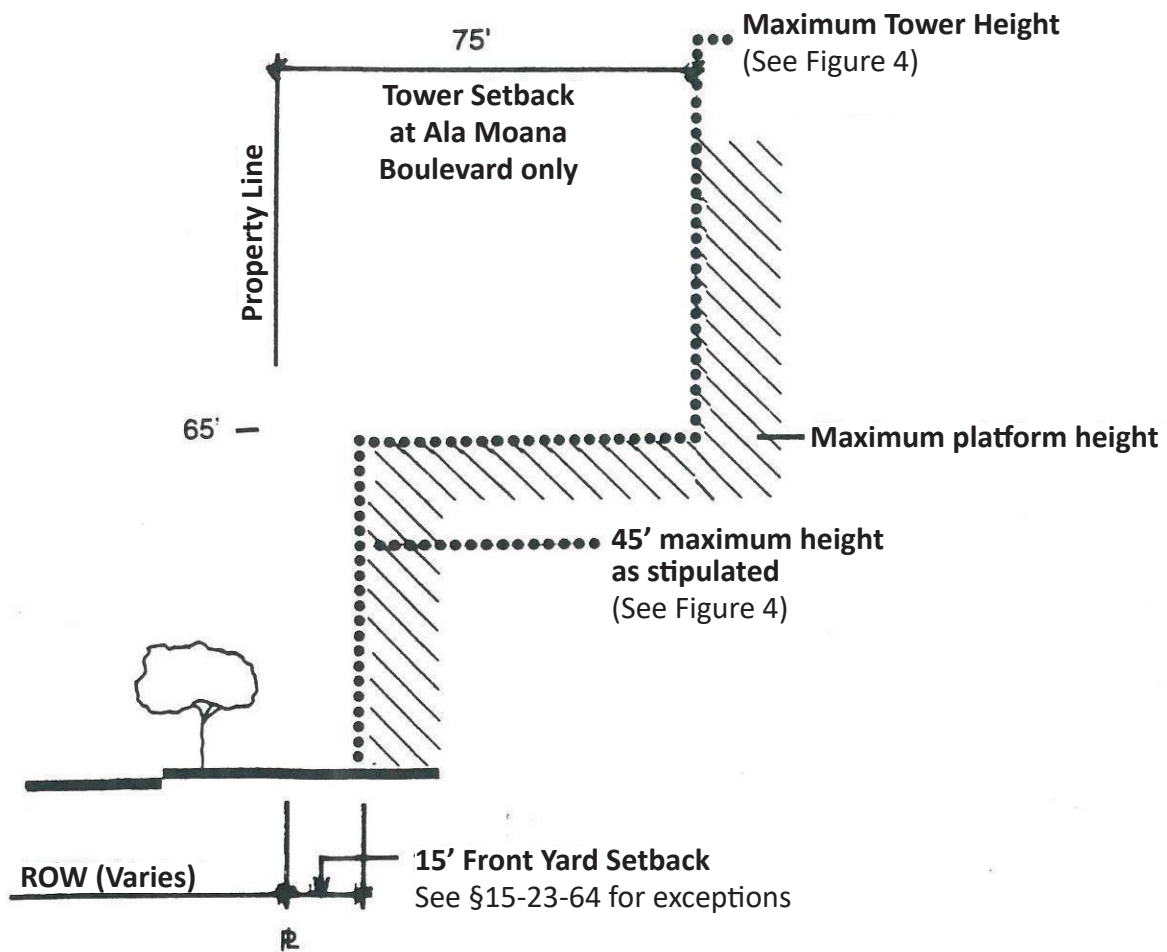
	Makai Urban Zone (MUZ)	Waterfront Community (WC)	Park (P)
<b>Commercial</b>			
Artisan or Craft Production	●	●	-
Convenience Retail or Grocery Store	●	●	-
Dance-Nightclub	●	●	-
Marine Services	●	●	-
Medical Services	●	-	-
Office and Professional Services	●	●	-
Personal Services	●	●	-
Restaurants and Bars	●	●	○
Retail Sales	●	●	-
Supermarket / Large Format Retail	●	-	-
Workshop/Studio	●	○	-
<b>Civic</b>			
Cultural Facility, Gallery, or Museum	●	●	●
Group Assembly	●	○	-
Indoor Recreation	●	●	○
Outdoor Recreation	●	●	●
Performance Space or Theater	●	●	○
<b>Educational</b>			
Conference Center	●	●	-
Day Care Center	●	○	○
Marine or Other Research Facility	●	●	-
School or Training Facility	●	●	○
<b>Transportation/Utility</b>			
Mobility Hub or Terminal/Port	●	●	-
Parking Structure	●	○	○
Utility Infrastructure	●	●	●
Vehicle Charging/Fueling or Service	○	○	-

November 2023

<b>Legend</b>	
●	Permitted
○	Requires conditional use permit
-	Not Permitted



**FIGURE 6: MAXIMUM BUILDING ENVELOPE**



November 2023

## FIGURE 7: FLOOD ZONE DESIGN

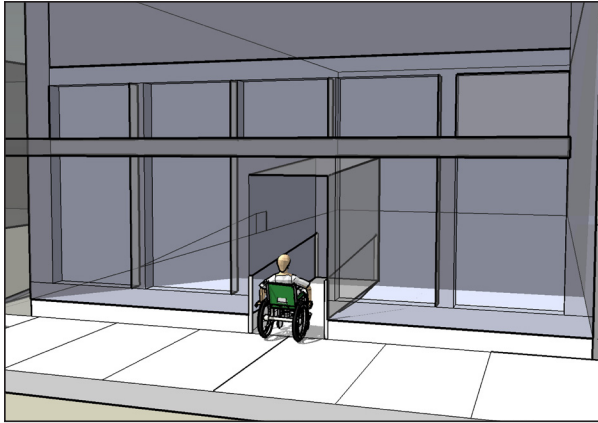
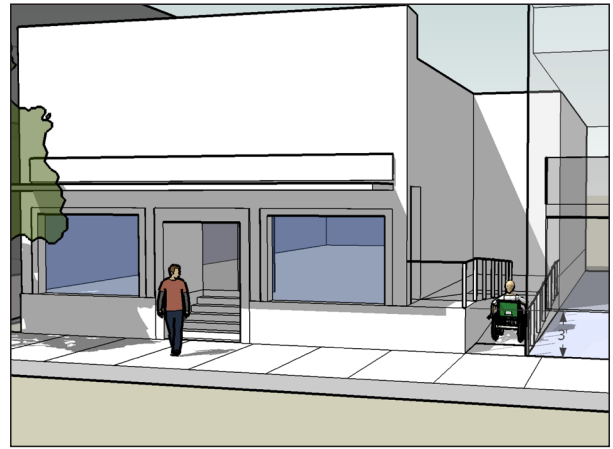
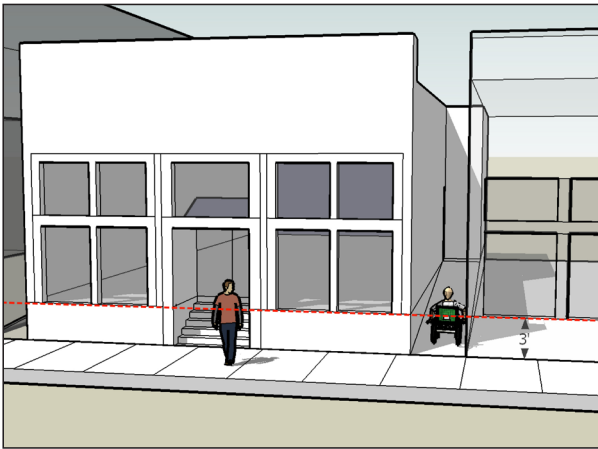
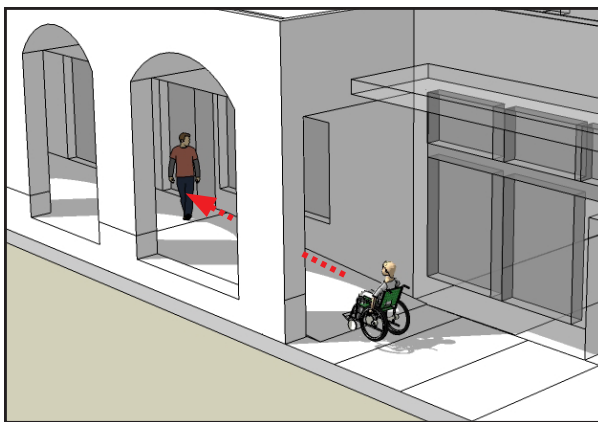


Figure 7.1: Internal Wheelchair Ramp (illustrative image).



Figures 7.2 and 7.3: External wheelchair ramps accessed directly from sidewalk to ensure easy access. Ramps are located on the side of building (illustrative images).



Figures 7.4 and 7.5: External wheelchair ramps accommodated under an arcade (illustrative images).

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM

Amendments to and compilation of chapter 15-23, Hawaii Administrative Rules, on the Summary Page dated [REDACTED], were adopted on [REDACTED], following public hearings held on [REDACTED], and [REDACTED], after public hearing notices were given in the Honolulu Star-Advertiser, Hawaii Tribune-Herald, West Hawaii Today, The Maui News, and The Garden Island, on [REDACTED], and [REDACTED], respectively.

They shall take effect ten days after filing with the Office of the Lieutenant Governor.

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CHASON ISHII  
Chairperson  
Hawaii Community Development  
Authority

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JAMES TOKIOKA  
Director  
Department of Business,  
Economic Development and  
Tourism

APPROVED AS TO FORM:

---

Deputy Attorney General

---

JOSH GREEN, M.D.  
Governor  
State of Hawaii

Date:

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Filed