

**Summary of Major Changes to the Kalaeloa Rules**

July 8, 2024 Draft

Proposed Change	Citation	Notes
<b>Rules Clarifications</b>		
<b>1. Clarifies Department of Hawaiian Home Lands (DHHL) authority and applicability of rules</b>	§15-215-3, §15-215-24.5	Establishes special district for DHHL lands; also clarifies that rules will apply if federal lands convert to private ownership.
<b>2. Clarifies procedures for rule interpretations</b>	§15-215-5	Updates processes to be consistent with authority practices.
<b>3. Clarifying the role of nationally-recognized building codes</b>	§15-215-6	Recognizes that national codes, such as the International Building Code (IBC) or National Fire Code (NFC), takes precedence over the Kalaeloa rules.
<b>4. Updates severability provisions</b>	§15-215-7	New standardized language.
<b>5. Adding and removing various definitions</b>	§15-215-8 and Figure 7	Clarifies the application of the rules. Obsolete definitions for terms that no longer appear in the rules are removed, while other new terms are added (was Figure 1.7).
<b>6. Clarifies that exterior signage must meet City and County of Honolulu standards for B-2 Zoning Districts</b>	§15-215-43	Requirements and processes for approval of exterior signage are made more explicit.

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<b>7. Clarifies State Historic Preservation Division (SHPD) review</b>	§15-215-63	Adds language to emphasize that SHPD concurrence or adequate compliance documentation is required when permit applications are submitted to HCDA. Also reinforces SHPD review processes and compliance with any applicable historic covenants.
<b>8. Consolidates and clarifies variance procedures</b>	§15-215-81	Eliminates distinction between minor and major variances, since authority action for all variances is now required per Hawaii Revised Statutes §206E-4.1. Also adds a community identity finding requirement for variances required for civic buildings. Also clarifies that variances may only be granted if the applicant will be deprived of reasonable use of the property.
<b>9. Master Plan Permit</b>	§15-215-82	Adds provisions for closing agreements at the expiration of a master plan permit.
<b>10. Clarifies that maintenance is allowed on nonconforming buildings</b>	§15-215-89	Allows maintenance activities on exterior facades, roofs, and other elements that do not increase any nonconformities.
<b>11. Added provisions for joint development of adjacent zoning lots</b>	§15-215-92	Clarifies how maximum building heights and densities can be calculated for two or more lots that are combined into a single development.
<b>Permit Simplification</b>		
<b>12. Align roadway definitions with City and County of Honolulu standards</b>	§15-215-8	Generally aligns the definitions of avenues, boulevards, local streets, main streets, and streets with the definitions in the City's complete streets design manual, subdivision rules and regulations, and federal roadway classification systems.

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<b>13. Updated definitions to increase flexibility and consistency</b>	§15-215-8	<p>Examples of updated definitions include:</p> <ul style="list-style-type: none"> <li>• Providing more flexibility for build-to lines;</li> <li>• Align day-care definitions with City (seven or more people);</li> <li>• Broadening the definition of lanais; and</li> <li>• Allowing canopy trees or trellises in required open space.</li> </ul>
<b>14. Align thoroughfares with City standards</b>	§15-215-26	Ensure that thoroughfares are designed to City and County of Honolulu standards, as applicable. Also requires that street trees planted outside the right-of-way meet city requirements.
<b>15. Reduced view corridor setbacks and eliminate designated view corridors</b>	§15-215-42 and Figure 1.12 (deleted)	For the portions of buildings above 65 feet in height, reduces setback on the principal frontage from 50 feet to 10 feet. Previously designated mauka-makai view corridors along Enterprise, Lexington, and Hornet are eliminated.
<b>16. Simplified architectural standards</b>	§15-215-43	Allows more flexibility for fence heights in appropriate locations. Window visual light transmission requirements are also simplified.
<b>17. Elimination of preferred plant species for general landscaping</b>	§15-215-44	Increases flexibility for landscape designers to better meet site condition and addresses supply chain variability. Also adds requirements for automatic irrigation in T3-T5 zones while maintaining preference for native or adapted plant species.
<b>18. Elimination of dedicated recreation space in non-residential developments</b>	§15-215-45	Recreational space standards are eliminated for industrial, commercial, office, and goods and services uses, since they may hinder development on smaller parcels or conflict with security requirements.

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<b>19. More flexible green building standards</b>	§15-215-48	Explicitly allows for the use of green building rating or self-certification standards other than the Leadership for Energy and Environmental Design (LEED).
<b>20. More flexible large lot development standards for certain land uses</b>	§15-215-62	Utilities, large solar arrays, and some other uses would be waived from certain parking and building type requirements that apply to large parcels.
<b>21. New Zoning Clearance permit</b>	§15-215-74	New permit to support alcohol and firearms licenses.
<b>22. New Temporary Use Permit</b>	§15-215-75	New permit to facilitate short-term events, such as a tents and structures for periods of less than fourteen days.
<b>23. Expanded Rules Clearance permits and new exemptions</b>	§ 15-215-76	Rules clearance permits will now apply to parcels of any size and be expanded to include more types of projects, such as limited grading, de minimis exterior alterations, repairs using similar materials, and small-scale solar panel installations. Also, interior electrical or plumbing work is now being exempted from HCDA permit requirements.
<b>24. New Renovation Permit</b>	§15-215-77.5	New permit to allow interior alterations that do not increase floor area by more than twenty-five percent.
<b>25. Updates to Improvement and Development Permits</b>	§15-215-78	The thresholds for improvement and development permits are now based on project size rather than parcel area. In addition, requirements to address adverse environmental effects, traditional Native Hawaiian rights or practices, and climate adaptation are also integrated into the permitting process. Also clarifies the use of design advisory board and adds a native Hawaiian cultural consultant.

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<b>26. Extended applicability of Conditional Use of Vacant Land Permit</b>	§15-215-80	Allows an additional two-year extension, for a total allowable period of six years.
<b>27. Updated Fee Schedule</b>	§15-215-91	Permit fees are align with authority practices.
<b>28. Use of Floor Area Ratio (FAR) into Site Development Standards</b>	Figure 5	Density is now designated in terms of Floor Area Ratio (FAR), rather than minimum and maximum units by use type. FAR provides better control over building size and bulk than existing density requirements. Also adjusted frontage occupancy and setbacks for Saratoga Main Street frontage zone (was Figure 1.3).
<b>Improved Planning</b>		
<b>29. Allow limited camping in T2 rural zone</b>	§15-215-8	Definition of campground and allowable uses in T2 Rural transect zone is intended to allow limited camping facilities.
<b>30. Adjustments to fence heights and allowed materials</b>	§15-215-43	Allows more functional fences in residential and urban transect zones, while prohibiting some fence materials, to promote stronger neighborhood character and associated development.
<b>31. Use of ‘Olelo Hawai‘i in exterior signage and fostering a Hawaiian sense of place</b>	§15-215-43	Where possible, exterior signage should be in both ‘Olelo Hawai‘i and English. Improvement and development permit applications must also describe how the proposed design exhibits a Hawaiian sense of place, such as through the use of traditional motifs, local materials, and native landscaping.
<b>32. More flexible open space</b>	§15-215-46	Allows a portion of stormwater retention basins to be used as recreation space.

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<b>33. Removal of off-street parking requirements</b>	§15-215-47	Consistent with City and County of Honolulu Ordinance 20-41, which eliminated parking minimums in the Primary Urban Center, Kapolei, and Ewa in order to allow developers to right-size parking, lower construction costs, and support multimodal transportation options.
<b>34. New Saratoga Main Street Frontage Overlay Zone</b>	§15-215-49	Adds requirements for active commercial and pedestrian-oriented design to foster a main street along Saratoga Avenue between Boxer Road and Enterprise Street.
<b>35. New Ewa Plain Battlefield Overlay Zone</b>	§15-215-50	Reinforces requirement that the design of proposed developments are compatible with the protection and interpretation of the historical landscape of the Ewa Plain Battlefield.
<b>36. Adjustments to the Regulating Plan</b>	Figure 2	Transect zone changes include a new special district for DHHL lands; new urban center zone between Roosevelt and Saratoga, Hornet, and Lexington. Also deleted T3 urban zoning along the Diamond Head makai end of the district adjacent to Hoakalei (was Figure 1.2).
<b>37. Adding a new Building Type: Tropical Urban Court</b>	Figure BT.10	This typology is intended to promote more sustainable, energy-efficient buildings.

\*Note: summary table does not include all changes.