

Summary of Major Changes to the Kalaeloa Community Development District Rules

July 2025 Draft

Summary of Proposed Changes*	Citation	Description/Notes	Clarification	Simplification	Improvement
1. Clarifies Department of Hawaiian Home Lands (DHHL) authority and applicability of rules	§15-215-03, §15-215-24.5	Establishes special district for DHHL lands; also clarifies that the rules will apply if federal lands convert to private ownership.	●		
2. Clarifies procedures for rule interpretations	§15-215-5	Updates processes to be consistent with authority practices.	●		
3. Clarifying the role of nationally-recognized building codes	§15-215-06	Recognizes that national codes, such as the International Building Code (IBC) or National Fire Code (NFC), takes precedence over the Kalaeloa rules.	●		
4. Updates severability provisions	§15-215-07	New standardized language.	●		
5. Align roadway definitions with City and County of Honolulu standards	§15-215-08	Generally aligns the definitions of avenues, alleys, boulevards, local streets, main streets, streets, and sidewalks with the definitions in the City's complete streets design manual, subdivision rules and regulations, and federal roadway classification systems.		●	

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6. Updated definitions to increase flexibility and consistency	§15-215-08	Examples of updated definitions include: - Align floor area and floor area ratio definitions with the City; - Providing more flexibility for build-to lines; - Align day-care definitions with City (seven or more people); - Broadening the definition of lanais; and - Allowing canopy trees or trellises in required open space; and - Align low impact development definition with the City's rules related to water quality.		●	
7. Simplifies the definition of historically or culturally significant sites	§15-215-08	Removes ambiguous language.		●	
8. Clarifies the definition of recreation space	§15-215-08	The previous definition did not include reference to recreation spaces being used for recreation. Adds active or passive recreational use to the definition.	●		
9. Added Vacant Parcel definition	§15-215-08	Provides definition to qualify for conditional use of vacant land permit.			●
10. Adding and removing various definitions	§15-215-08 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).	●		

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11. Amends Transect Zones	§15-215-23	Further describes the transect zones. T1 Natural Zone removed. Limited camping in T2 Rural Zones allowed. Removed “with commercial emphasis” from T3 Mixed-Use Zone. Special District removed.			●
12. Added Special District Section	§15-215-24.5	Defines SD-1 Military, SD-2 DHHL, and SD-3 Kalaeloa Airport Special Districts. Clarifies permitting authority for Kalaeloa airport tenants.			●
13. Added Overlay Zones Section	§15-215-25	Defines Overlay Zones and establishes the Saratoga main street frontage overlay zone and the Ewa Plain battlefield overlay zone.			●
14. Align thoroughfares with City standards	§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. Added language clarifying that palm species shall not be used to satisfy street tree planting requirements.		●	
15. Simplified frontage type requirements	§15-215-39	Requires buildings along major boulevards, avenues, or streets to conform to building frontage standards, rather than buildings along all thoroughfares.		●	

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16. Reduced view corridor setbacks and eliminate designated view corridors	§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.		●	
17. Exempts retaining walls from fence, wall, and hedge requirements.	§15-215-43	Aligns with the City's requirements. Retaining walls serve an additional function of stabilizing earth material.		●	
18. Clarifies that exterior signage must meet City and County of Honolulu standards for B-2 Zoning Districts	§15-215-43	Requirements and processes for approval of exterior signage are made more explicit.	●		
19. Simplified architectural standards	§15-215-43	Allows more flexibility for fence heights in appropriate locations. Window visual light transmission requirements are also simplified and executive director's acceptance for window light transmission below certain levels only required for ground level commercial and retail.		●	
20. Adjustments to fence heights and allowed materials	§15-215-43	Allows more functional fences within required yards in mixed-use and urban transect zones, while prohibiting some fence materials within front yards, to promote stronger neighborhood character and associated development.			●

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21. Requires exterior lighting to be fully shielded with warm color temperatures	§15-215-43	Requires exterior lighting to be fully shielded at a correlated color temperature no greater than 3,000 degrees Kelvin to help preserve the natural night sky.			●
22. Use of ‘Olelo Hawai‘i in exterior signage and fostering a Hawaiian sense of place	§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.			●
23. Elimination of preferred plant species for general landscaping	§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.		●	
24. Requires utilization or accommodation of R-1 recycled water for landscaping, as available.	§15-215-44	Requires use of recycled water in landscaping to reduce potable water consumption, as available, to align with city policy and to add users to the non-potable water supply sourced from the Honouliuli WWTP.			●

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25. Added invasive species management requirements for landscaping	§15-215-44	Align with the City's standard conditions of approval to prevent the spread of the Coconut Rhinoceros Beetle (CRB). Prevents use of CRB host materials such as palms, mulch, wood or tree chips, and mulch in landscaping. Requires palms killed by CRB to be replaced by trees not susceptible to CRB.			●
26. Elimination of dedicated recreation space in non-residential developments	§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.		●	
27. More flexible open space	§15-215-46	Allows a portion of stormwater retention basins to be used as recreation space.			●
28. Amends curb cut requirements with City standards.	§15-215-47	Driveway aprons shall follow City standards based on the nature of the development.		●	
29. Removal of off-street parking requirements	§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.			●

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30. Changes to parking lot landscaping requirements	§15-215-47	Align shade tree and landscaped median requirements in parking lots to City standards. Provides exemption if landscaping is obstructed by photovoltaic canopies.		●	
31. More flexible green building standards	§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).		●	
32. New Saratoga Main Street Frontage Overlay Zone	§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.			●
33. New Ewa Plain Battlefield Overlay Zone	§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.			●
34. More flexible large lot development standards for certain land uses	§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. Simplifies certain street requirements.		●	

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35. Clarifies State Historic Preservation Division (SHPD) review	§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.	●		
36. Aligns joint or split zone development with City standards	§15-215-65.5	Adds floor area ratio calculations and requirements for split zoned lots to align with City standards.		●	
37. New Zoning Clearance permit	§15-215-74	New permit to support alcohol and firearms licenses.		●	
38. New Temporary Use Permit	§15-215-75	New permit to facilitate short-term events, such as a tents and structures for periods of less than fourteen days.		●	
39. Expanded Rules Clearance permits and new exemptions	§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, small-scale solar panel installations, and minor site improvements. Public project changed to mean private or public utility projects. Interior electrical or plumbing work is now being exempted from HCDA permit requirements. Finally, emergency repairs to utilities may be started with a permit subject to certain procedures.		●	

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40. New Renovation Permit	§15-215-77.5	New permit to allow interior alterations that do not increase floor area by more than twenty-five percent.		●	
41. Updates to Improvement and Development Permits	§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.		●	
42. Adds reference to new vacant parcel definition and extends applicability of Conditional Use of Vacant Land Permit	§15-215-80	Vacant land permit may be issued for a vacant parcel, as defined in Section 8. Allows an additional two-year extension, for a total allowable period of six years.	●		
43. Consolidates and clarifies variance procedures	§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.	●		

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44. Master Plan Permit	§15-215-82	Adds provisions for closing agreements at the expiration of a master plan permit.	●		
45. Expansion of approval validity period language	§15-215-82	The new permits were added to the approval validity period. Additional language added for permit extensions and expirations.			●
46. Clarifies that maintenance is allowed on nonconforming buildings	§15-215-89	Allows maintenance activities on exterior facades, roofs, and other elements that do not increase any nonconformities.	●		
47. Updated Fee Schedule	§15-215-91	Permit fees are aligned with authority practices.		●	
48. Added provisions for joint development of adjacent zoning lots	§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.	●		
49. Adjustments to the Approval Requirement Matrices	Figure 1	Incorporates new the new development approvals.			●
50. Adjustments to the Regulating Plan	Figure 2	Transect zone changes include a new special district for DHHL lands and defines the boundary of the Ewa Plain Battlefield and Saratoga Frontage Overlay Zones; new urban center zone between Roosevelt and Saratoga, Hornet, and Lexington streets. Also deleted T3 mixed use zoning along the Diamond Head makai end of the district adjacent to Hoakalei (was Figure 1.2). Other various changes.			●

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51. Adjustments to the Thoroughfare Plan	Figure 3	Changes were made based on consultation with stakeholders. Thoroughfare configurations are subject to change and this figure serves as guidance for future planning. Thoroughfare sections were removed (previously Figures 1.4A, 1.4B)			●
52. Adjustments to Building Development Standards	Figure 4	Amends building development standards to reflect transect zones in the updated rules.			●
53. Use of Floor Area Ratio (FAR) into Site Development Standards	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).		●	
54. Street Tree chart converted to map	Figure 6	New street tree map reflects updated rules and city standards. Street trees to be reviewed and approved by the City. Figure 1.10 displaying preferred plant species was removed.			●
55. Adjustments to Land Use	Figure 7	Amends land uses to reflect transect zones in the updated rules.			●
56. Amends Building Placement and Encroachment	Figure 8	Simplifies minimum vertical and maximum horizontal clearance specifications.		●	
57. Amends Parking Placement Figure	Figure 9	Amends figure to illustrate the updated rules.	●		

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58. Amends Pedestrian Zone Treatment	Figure 10	Clarifies that this figure is illustrative. Amends figure to reflect updated rules.	●		
59. Removed View Corridors Figure	Previously Figure 1.12	Figure removed to reflect updated rules.		●	
60. Amends Building Type figures	Figure BT.1-BT.10	Building Type figures amended to reflect updated rules and removes overly prescriptive specifications.		●	
61. Adding a new Building Type: Tropical Urban Court	Figure BT.10	This typology is intended to promote more sustainable, energy-efficient buildings.			●
62. Added figures illustrating frontage types	Figures FT.1-FT8	Improved the previous Figure 1.16 to better display frontage specifications in relation to the street by including cross-sections of the street, furniture, and pedestrian zones.	●		

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