

FIGURE NZ.5 CENTRAL KAKA'AKO NEIGHBORHOOD ZONE



A. Building Types - Max Height		
Podium High Rise	●	400'
Urban Block	●	100'
Lei Building	●	100'
Courtyard Building	●	65'
Duplex, Triplex, and Quadplex	●	35'
Townhouse	●	65'
Flex-Loft	●	65'
Industrial Barn	●	35'
Side Yard House	-	-
Front Yard House	-	-
Tropical Urban Court	●	65'

B. Frontage Types	
Lanai and Front Yard	-
Stoop	●
Dooryard	●
Forecourt	●
Shopfront	●
Chinatown Shopfront	●
Raised Shopfront	●
Terrace	●
Raised Terrace	●
Gallery	-
Arcade	-
Kaka'ako Frontage	●

C. Building Placement	
Front Build to Line	n/s to 15'
Frontage Occupancy at Build to Line	75% min.
Setback Side	0'
Setback Rear	0'

D. Building Form	
Maximum Height	400'
Street Front Element Height Range	20' min. 65' max.
Maximum Density (Floor Area Ratio)	[3-5] 1.5 (see notes)

Footnotes:

- Raised frontages (Figures FT.7 and FT.9) are only allowed to accommodate necessary flood elevation or to address sea level rise and climate-resilient design.
- Chinatown Shopfront frontage types are only allowed on the thoroughfares indicated in Figure FT.6.
- Civic uses shall be on lots no greater than 20,000 square feet and limited to neighborhood-scaled functions such as fire stations, meeting rooms, and churches.
- Buildings over 100-feet tall with podiums are subject to podium high-rise building standards (Figure BT.10).
- Maximum density, including off-street parking, is limited to a floor area ratio of [3-5] 1.5 until infrastructure is deemed adequate (see §15-217-57).
- n/s = not specified

Legend	
●	Permitted
●	Permitted with exceptions
-	Not Permitted