

# Land Use Ordinance (LUO) Update

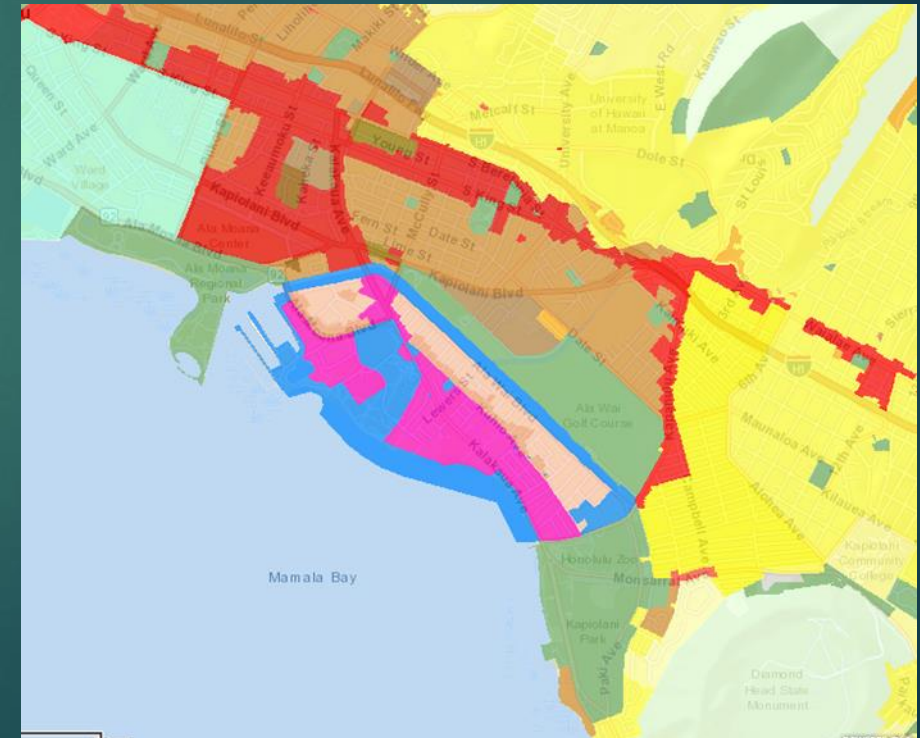
## ROH Chapter 21

- Phase I: Outreach
- EPA-funded: Off-street Parking and Loading
- Phase II: Use Regulations**
- Phase III: Permitting Processes
- Phase IV: Zoning Districts
- Phase V: Remaining Content & Readability

Submitted by the Department of Planning and Permitting for the Committee on Zoning and Planning April 21, 2022 meeting regarding Bill 10 (2022).

Table 21-5.1 Table of Allowed Uses	Preservation, Agricultural, Country				Residential, Apartment				Apartment Mixed Use, Resort				Business, Business Mixed Use				Industrial, Industrial Commercial Mixed Use				Definition/ Standards	
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3		IMX-1
P = Permitted Use C = Major Conditional Use Cm = Minor Conditional Use Eu = Existing Use Only PRU = Plan Review Use * = Use Standards Apply																						
Farmer's Market	-	Cm*	Cm*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 21-5.40(d)(8)
<b>RESIDENTIAL USES</b>																						
<b>Household Living</b>																						
Single-Unit Dwelling	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	-	-	-	Sec. 21-5.50(a)(1)
Duplex-Unit Dwelling	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	-	-	-	Sec. 21-5.50(a)(2)
Two-Unit Dwelling	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	-	-	-	Sec. 21-5.50(a)(3)
Three-Unit Dwelling	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	-	-	-	Sec. 21-5.50(a)(3)
Multi-Unit Dwelling	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	Sec. 21-5.50(a)(4)
<b>Group Living</b>																						
Small	-	Eu*	Eu*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	P*	-	-	-	-	Sec. 21-5.50(b)(1)
Large	-	Eu*	Eu*	C*	C*	C*	C*	C	C	C	C	C	-	-	-	C	Cm	-	-	-	-	Sec. 21-5.50(b)(2)
<b>Accessory Residential</b>																						
Accessory Dwelling Unit	-	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 21-5.50(c)(1)
Family Child Care Home	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	-	-	Sec. 21-5.50(c)(2)
Home Occupation	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	-	-	Sec. 21-5.50(c)(3)
Ohana Unit	-	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 21-5.50(c)(4)
Poultry Raising	-	-	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 21-5.50(c)(5)
Rooming	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	Sec. 21-5.50(c)(6)
<b>PUBLIC, CIVIC AND INSTITUTIONAL USES</b>																						
<b>Assembly</b>																						
Community Recreation Center	-	-	-	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P	P	-	-	-	-	Sec. 21-5.60(a)(1)
Convention Center, Concert or Sporting Venue	-	-	-	-	-	-	-	-	-	-	-	-	PRU	PRU	PRU	PRU	PRU	-	-	-	PRU	Sec. 21-5.60(a)(2)

# Zoning Maps & Use Table



# Protects Agricultural Lands while Expanding Opportunities for Farmers

- More explicit standards for farm dwellings intended to prevent “gentlemen farms”
- More opportunities for farm worker housing
- New requirements for meeting facilities and group living facilities on Ag lands
- New opportunities for vertical and urban farms
- New standards/permitting for agritourism

# Expands Housing and Job Opportunities

- Allows housing in B-1 and B-2, with standards
- Encourages the production of ADUs
- Allows three-unit dwellings in Apartment, AMX, and Resort
- Expands uses permitted in AMX
- Allows neighborhood grocery stores in residential areas, with standards
- New standards for food trucks

# Utility Regulations

- Updates reflect recent Federal and State changes
- Anticipates the growth of the 5G cellular network with requirements to better conceal antennas
- Requires a larger buffer between wind machines and Country, Residential, Apartment, AMX, and Resort properties
- New Utility categories
  - Small – permitted by right, includes some solar
  - Medium – permitted with a CUP (minor), includes the remaining solar and non-generating facilities
  - Large – permitted with a CUP (major), includes the largest generating facilities and wind machines

# Transfer of Development Rights (TDR)

- Simplifies TDR for historic structure preservation
- Allows the transfer of development rights from SMA lands that are:
  - Not located within the SMA
  - Not located within the P-2 General Preservation District
  - Not expected to be impacted by 3.2 ft of SLR by the year 2100
  - Not in a Special Flood Hazard Area





***Mahalo!***

Follow-up Questions?