

# Bill 64 (2023)

RELATING TO THE LAND USE ORDINANCE

Submitted by Councilmember Kia'āina for the January 11, 2024 Committee on Planning and the Economy Meeting  
Informational Briefing Item No. 3, Update on the status of Bill 10 (2022), CD1 and Bill 64 (2023), FD1 relating to Use Regulations of  
the City's Land Use Ordinance.

**COUNCIL COM. 2**  
**P&E**



# Process



- ▶ Bill 64 (2023) was introduced to continue progress of Bill 10 (2022) (two year filing deadline)
- ▶ Council passed Bill 64 FD1 on December 6<sup>th</sup> (FD1 represents changes made to Bill 10 (2022) as of the last P&E meeting on May 25, 2023)
- ▶ Planning & Economy committee are considering modifications by use categories
  - ▶ Table of Permitted Uses, Table 21-5.1 – starts on page 3 of FD1
  - ▶ Each use category is in a different shade (e.g. agricultural uses in green, residential uses in orange)





# Order of Amendments



- ▶ Industrial Use – March & April 2023
- ▶ Commercial Use – April & May 2023
- ▶ Residential Use – February 2024 (and possibly March 2024)
- ▶ Public, Civic, and Institutional Use
- ▶ Agricultural Use
- ▶ Miscellaneous Use

# Residential Uses

- ▶ Household Living
  - ▶ Single unit dwelling (single family home)
  - ▶ Duplex-unit dwelling
  - ▶ Two-unit dwelling
  - ▶ Multi-unit dwelling (e.g. apartment buildings)
- ▶ Group Living
  - ▶ Small
  - ▶ large
- ▶ Accessory Residential
  - ▶ ADU
  - ▶ Home occupation
  - ▶ 'ohana unit
  - ▶ rooming

RESIDENTIAL USES																
<b>Household Living</b>																
Single-unit dwelling	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	P
Duplex-unit dwelling	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	P*
Two-unit dwelling	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	P*
Multi-unit dwelling	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	P*
<b>Group Living</b>																
Small	--	--	C*+	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	P*

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**HONOLULU CITY COUNCIL**  
 KE KANIHELA O KE KALANA O HONOLULU  
 CITY AND COUNTY OF HONOLULU

ORDINANCE \_\_\_\_\_

BILL **64 (2023), FD1**

## A BILL FOR AN ORDINANCE

### KEY:

P = Permitted Use C = Major Conditional Use Cm = Minor Conditional Use PRU = Plan Review Use \* = Use Standards Apply + = Special Use Permit<sup>1</sup>

Ac = Accessory Use subject to standards<sup>2</sup>

<sup>1</sup> For Land within the State Land Use Agricultural District, pursuant to HRS Chapter 205, a special use permit approved by the Planning Commission may be required

<sup>2</sup> If there is more than one symbol, all symbols apply.

Uses (Note: Certain uses are defined in Article 10)	Preservation, Agricultural, Country				Residential, Apartment				Apartment Mixed-Use, Resort				Business, Business Mixed-Use				Industrial, Industrial Commercial Mixed-Use				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
Large	-	-	C+	C	C*	C*	C*	C*	C*	C*	C*	C*	-	-	-	C*	Cm*	-	-	-	-	§ 21-5.50-2(b)
Accessory Residential																						
Accessory dwelling unit	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 21-5.50-3(a)
Home occupation	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	-	-	§ 21-5.50-3(b)
Ohana unit	-	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 21-5.50-3(c)
Rooming	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	§ 21-5.50-3(d)



# Anticipated Schedule

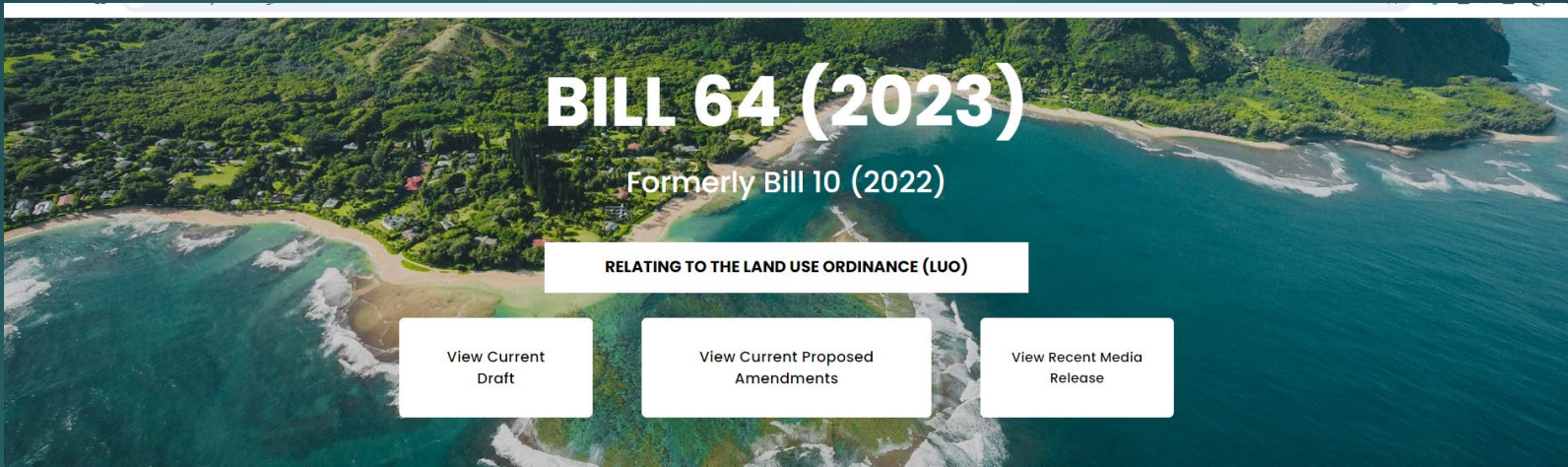
- ▶ Info briefing: January 11, 2024
- ▶ Residential Use amendments: February 8, 2024 & possibly March 7, 2024
- ▶ Public, Civic, & Institutional use amendments: likely April 2024

# Upcoming Important Dates & Deadlines for Residential Amendments

- ▶ Memo to members with instructions & relevant page numbers – approx. Jan 17, 2024
- ▶ Councilmember amendment forms due – approx. Jan 24, 2024
- ▶ Chair Kia'āina's initial amendments posted – approx. Jan 25, 2024
- ▶ Initial P&E agenda filed with proposed amendments – approx. Jan 26, 2024
- ▶ Revised & final P&E agenda filed with Chair Kia'āina final proposed amendments – due February 2, 2024



<https://www.honolulucitycouncil.org/bill64>



# BILL 64 (2023)

Formerly Bill 10 (2022)

RELATING TO THE LAND USE ORDINANCE (LUO)

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The City's Department of Planning and Permitting has been updating the Land Use Ordinance (LUO), which was adopted over 30 years ago, in phases. Due to the City process for updating the LUO, Bill 10 is set to expire in early 2024. As such, Planning and the Economy Committee Chair Esther Kia'aina introduced Bill 64 (2023), which is the previously identified Bill 10 (2022). Bill 64 represents the second phase of the LUO process and was introduced to replace, revise, and update the use regulations in the LUO, including the Master Use Table, use development standards, and use definitions.

"Bill 64 would substantially overhaul the City's land use ordinance, the measure is lengthy and complex, and I want to ensure the Councilmembers and members of the public have sufficient time to review and provide mana'o on each land use category. My hope is that by taking up the measure by land use category we will be able to have robust discussion on each category and achieve clarity and much needed transparency for the public."

-Planning and the Economy Committee Chair Esther Kia'aina