

'24JAN11 AM 8:20 CITY CLERK

City and County of Honolulu
Department of
Planning and Permitting

Welcome to the
Land Use Ordinance
Update Presentation

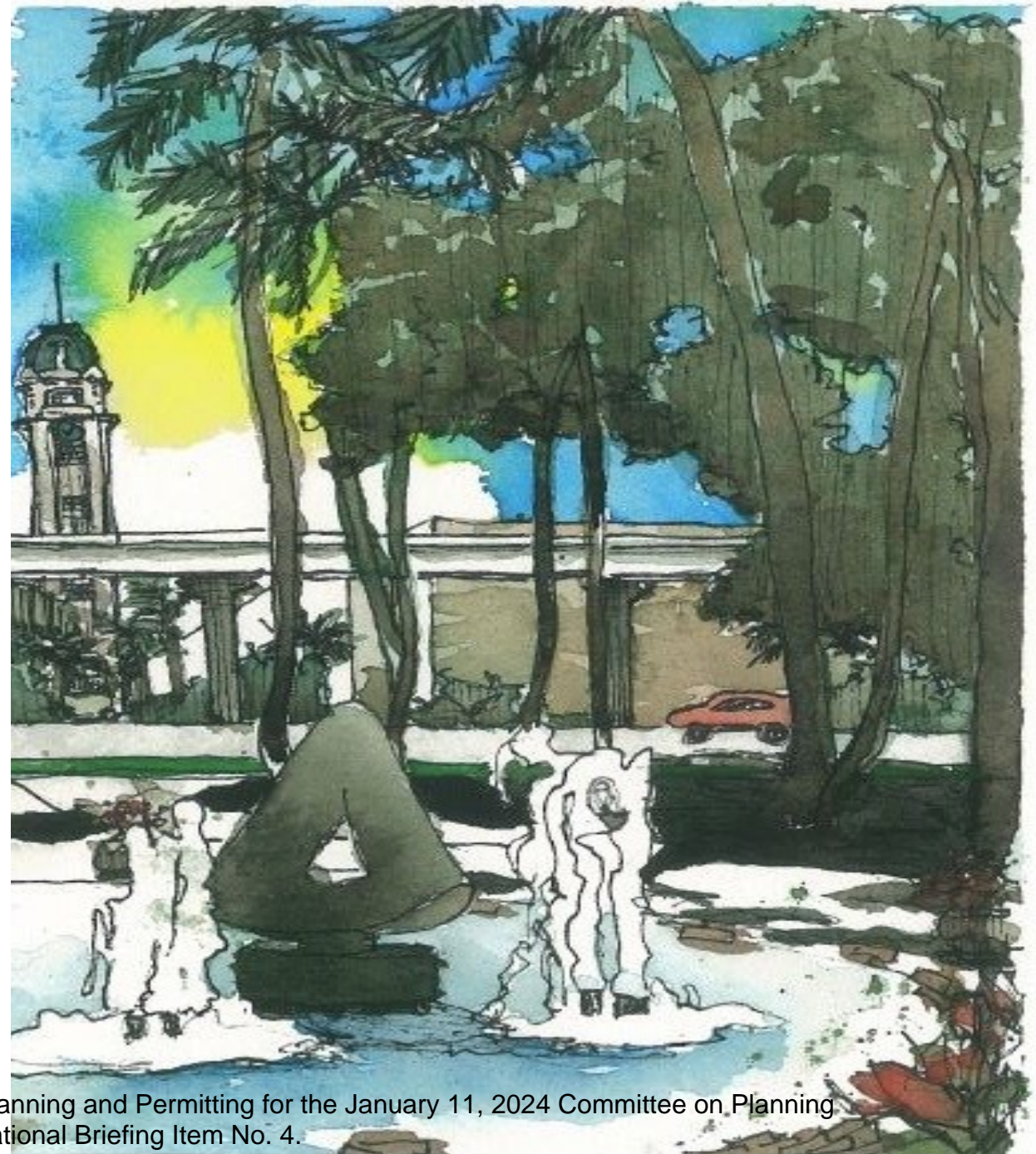
Presenter: Elizabeth Krueger
January 11, 2024



DEPT. COM. 25
P&E



Submitted by the Department of Planning and Permitting for the January 11, 2024 Committee on Planning and the Economy Meeting, Informational Briefing Item No. 4.



THE ZONING CODE

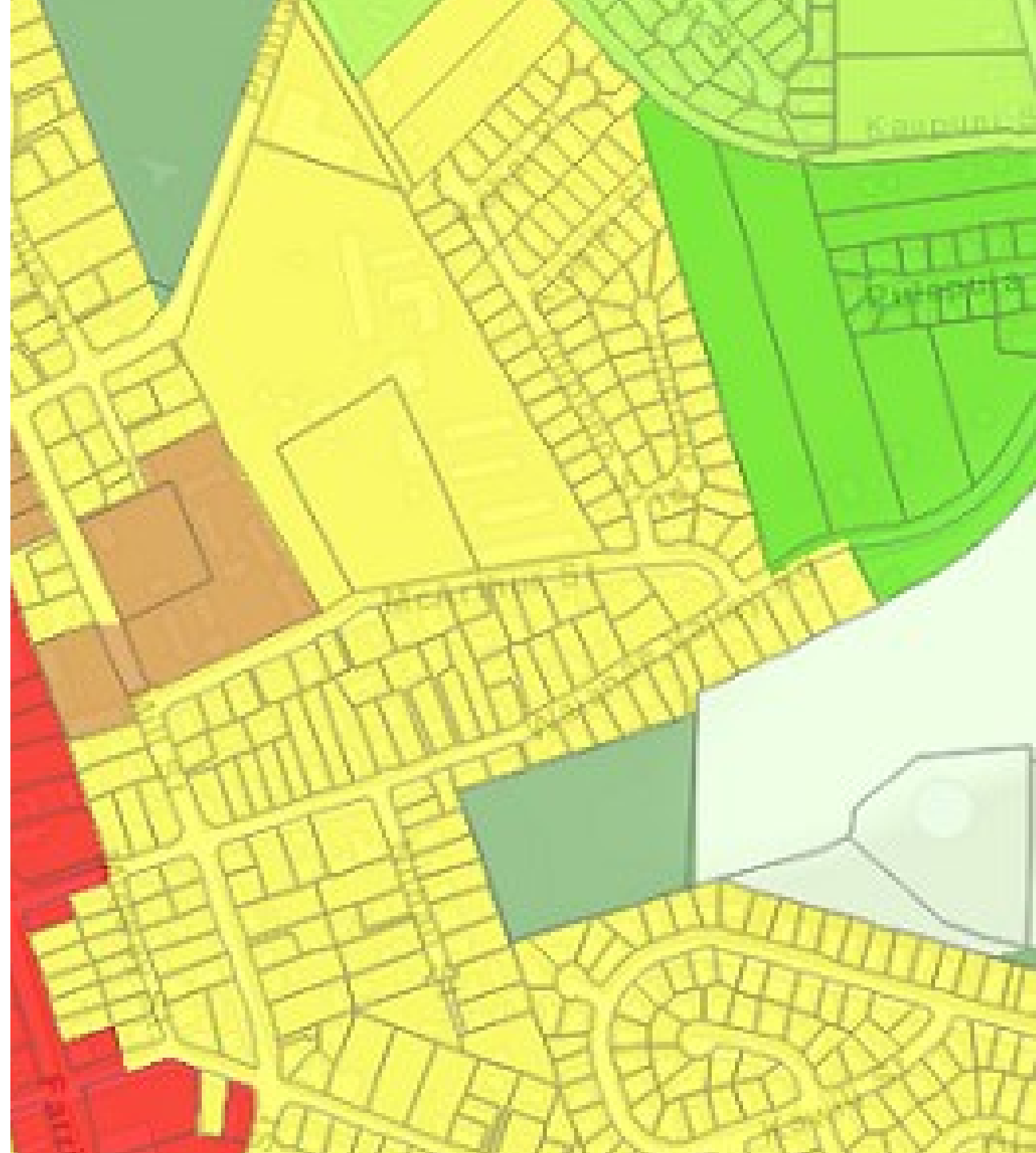
- First zoning regulations date back to the 1920s.
- Major updates to the zoning code occurred in 1969, 1986 & 1999.
- Purpose of zoning: To encourage orderly development & to promote public health, safety & welfare.



THE LAND USE ORDINANCE (LUO)

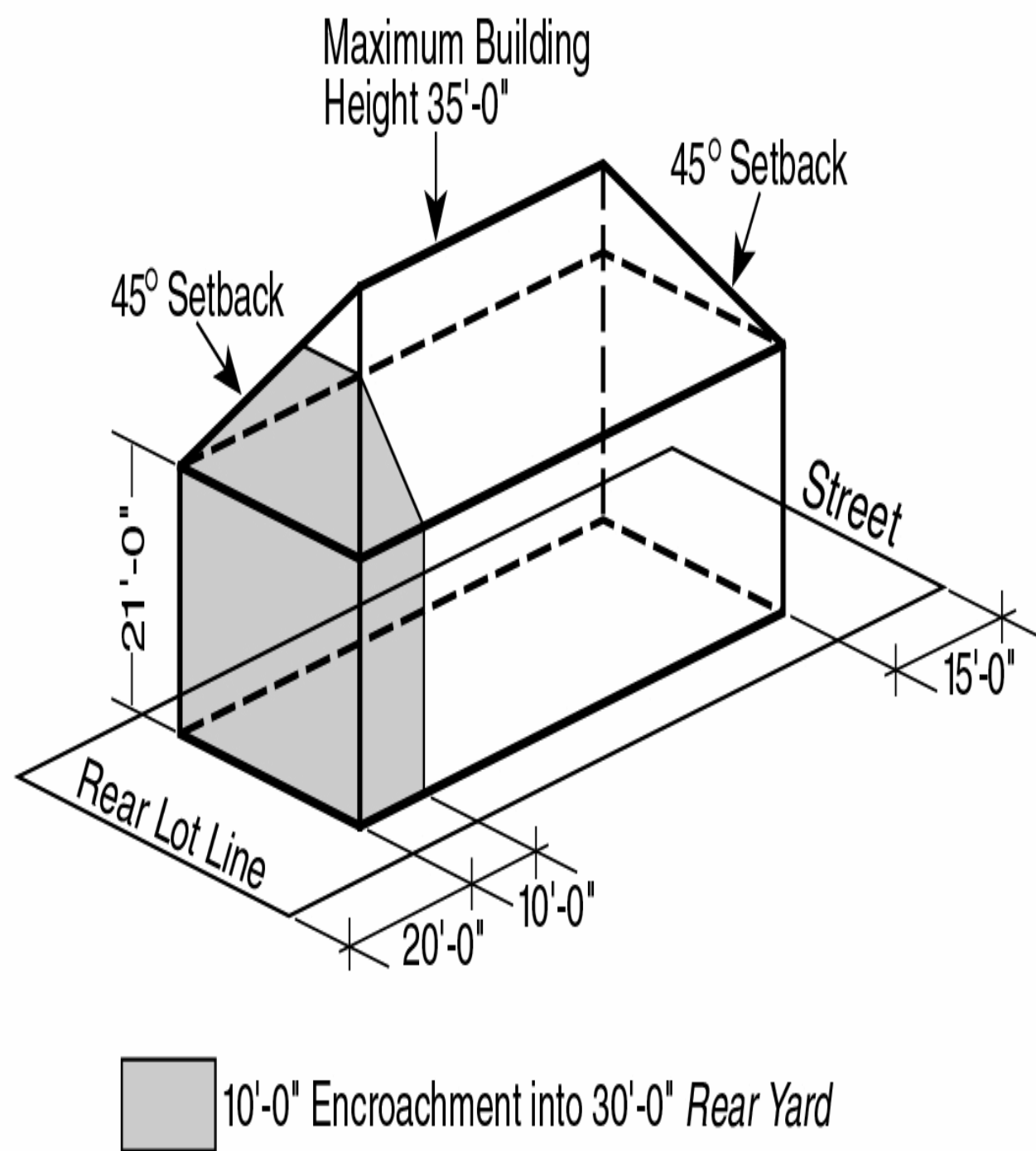
(REVISED ORDINANCES OF HONOLULU CHAPTER 21)

- Lays out zoning districts & zoning maps.
- Implements the City's General Plan, Development Plans & Sustainable Communities Plans
 - Primary Urban Center
 - 'Ewa
 - Wai'anāe
 - Central O'ahu
 - North Shore
 - East Honolulu
 - Ko'olau Poko
 - Ko'olau Loa



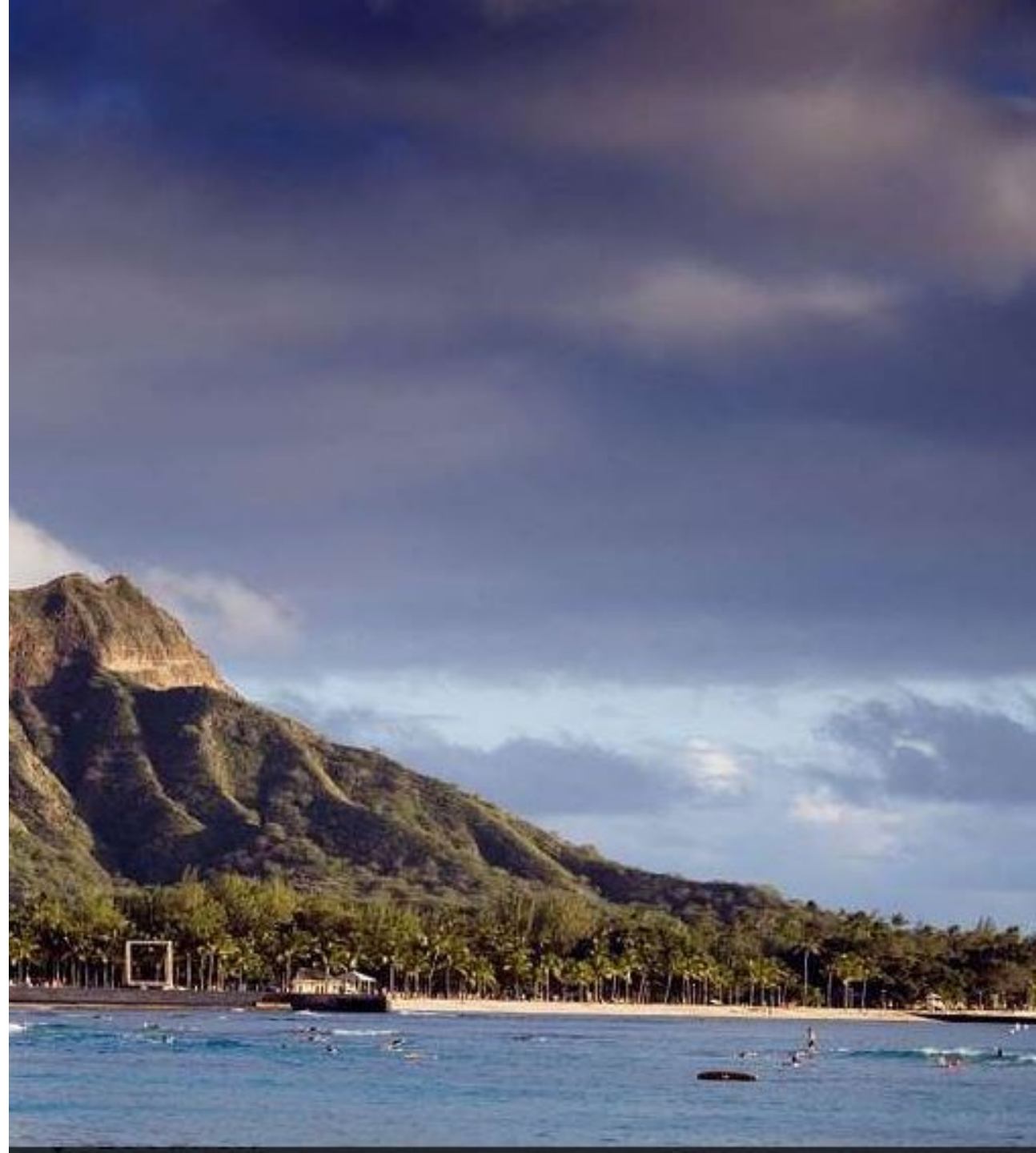
THE LAND USE ORDINANCE (LUO) SPECIFIES:

- When land use permits are required
- Development standards like height, density & setbacks for each zoning district (e.g. Residential, Industrial or Business Districts)
- Standards for specific uses, from Agribusinesses to Zoos
- Parking and loading requirements.



THE LAND USE ORDINANCE (LUO) SPECIFIES:

- Sign requirements
- Definitions
- Special District requirements for
 - Hawai'i Capital
 - Diamond Head
 - Punchbowl
 - Chinatown
 - Thomas Square
 - Waikīkī
 - Transit Oriented Development



LUO UPDATE PROJECT

➤ Phase I

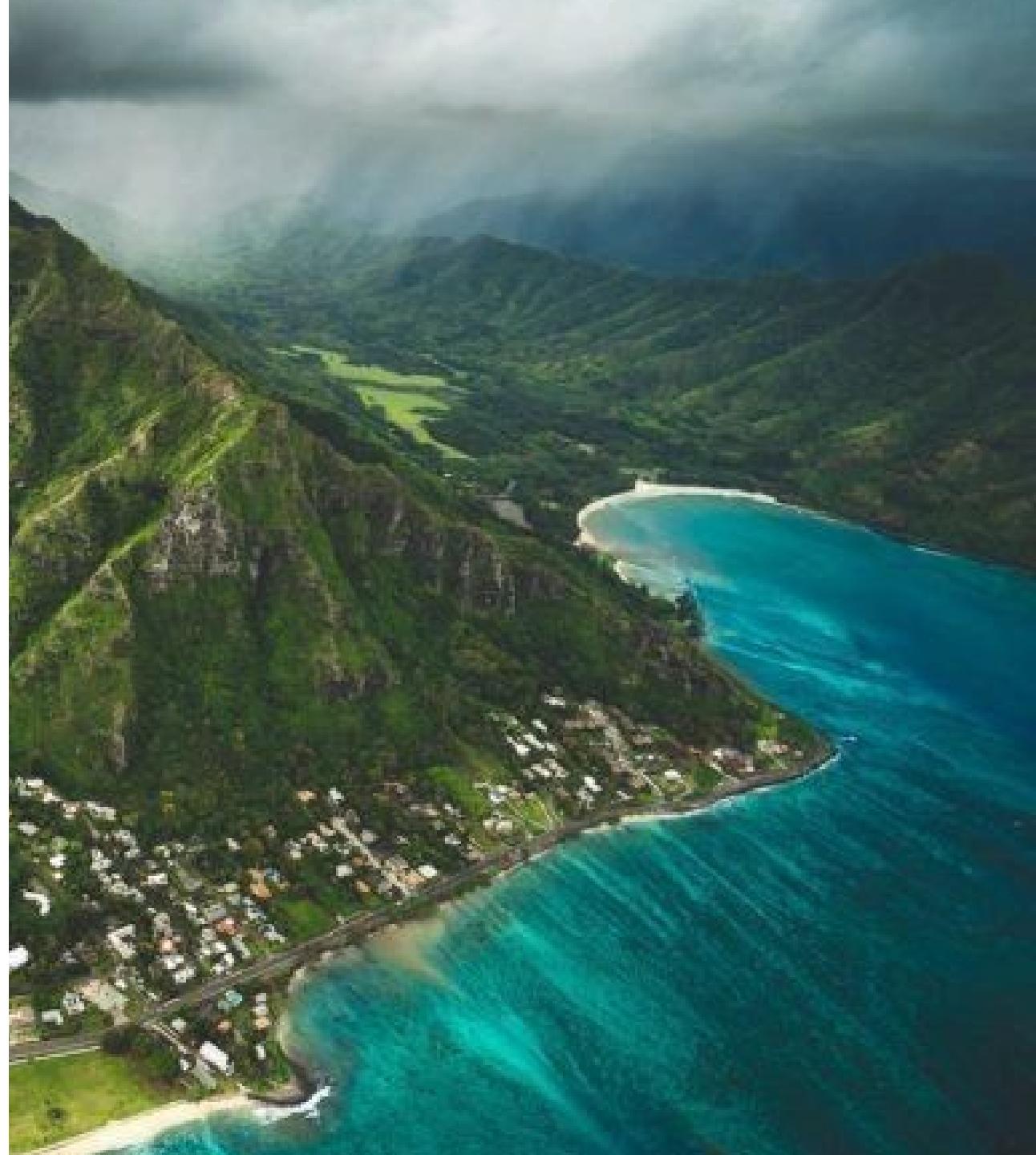
Stakeholder outreach (Completed)

(https://www.honolulu.gov/rep/site/dpp/dpp_docs/LUO-update-phase-1-report.pdf)

➤ Phase II

Definitions, specific use development standards

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



LUO UPDATE PROJECT

- **Phase III**
Permit processes
- **Phase IV**
Zoning district development standards
- **Phase V**
Remaining sections & readability



STATUS OF BILL 64 (2023)

[née Bill 10 (2022)]

- **Bill 10 (2022) neared its 2 year automatic filing deadline so it was reintroduced as Bill 64 (2023).**
- **Bill 64 (2023) was updated to Floor Draft 1 (FD1)**
- **We are working from Bill 64 (2023) FD1 as we move forward on the use categories.**



INDUSTRIAL USES

(Discussed on March 2 & April 6, 2023)

- Manufacturing & processing
- Repair
- Storage & warehousing
- Base yards
- Waste disposal & processing
- Airports, truck terminals
- Marine uses



COMMERCIAL USES

(Discussed on April 6 & May 25, 2023)

- Eating & drinking establishments
- Retail
- Lodging
- Office
- Medical facilities
- Commercial parking
- Personal Services
- Indoor & outdoor recreation
- Gas stations & car washes



RESIDENTIAL USES

- One- & two-unit dwellings
- Multi-unit dwellings
- Group living facilities (small & large)
- Accessory dwelling units (ADUs)
- 'Ohana units
- Rooming
- Home occupations



COMMUNICATION & UTILITY USES

- **Telecommunication & transmitting antennas**
- **Utilities (Small, Medium and Large)**
 - **Solar energy generation**
 - **Wind energy generation**
 - **Storm water retention**
 - **Septic systems**
 - **Drainage systems**
 - **Water tanks**
 - **Electrical substations**



PUBLIC & CIVIC USES

- **Government facilities**
- **Meeting facilities**
- **Schools (K-12, vocational & universities)**
- **Parks and Open Spaces**
- **Consulates**
- **Cemeteries**
- **Prisons**



AGRICULTURAL USES

➤ Crop production

- Aquaculture, crop raising, plant nurseries, vertical farms, urban agriculture

➤ Livestock keeping/animal raising

➤ Agricultural support

- Storage, processing, servicing

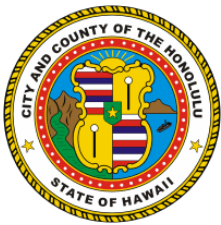
➤ Agricultural Accessory

- Agritourism, farm dwellings, farmworker housing



Mahalo!

Question and Answer Session



**If you have any questions, please
contact the DPP at 808-768-8000 or
email dpp@honolulu.gov.**



**Original art by Janet Meinke-Lau*