

Planning & the Economy Chair Esther Kia'āina's Verbal Amendments
Bill 64 (2023)
April 4, 2024 meeting

ADU and ohana unit parking requirements.

Amend ROH § 21-6.30(b) to read as follows:

- (b) For accessory dwelling units, except for accessory dwelling units located within one-half mile of a rail transit station, one off-street parking space must be provided in addition to the required off-street parking for the primary dwelling unit~~[, except for accessory dwelling units located within one-half mile of a rail transit station]~~. For accessory dwelling units located on zoning lots within the Primary Urban Center development plan area or the Ewa development plan area, the off-street parking space requirement is waived if the zoning lot developed with an accessory dwelling unit is located within 800 feet of a city bus stop; provided that this waiver does not apply if an off-street parking waiver has already been applied to an ohana unit located on the same zoning lot.

Add a new ROH § 21-6.30(h) to read as follows:

- (h) For ohana units, the off-street parking space requirements are the same as required for the primary dwelling unit, which are in addition to the required off-street parking for the primary dwelling unit. For ohana units that are 1,000 square feet or less in size and are located on zoning lots within the Primary Urban Center development plan area or the Ewa development plan area, the off-street parking space requirement is waived if the zoning lot developed with an ohana unit is located within 800 feet of a city bus stop; provided that this waiver does not apply if an off-street parking waiver has already been applied to an accessory dwelling unit located on the same zoning lot.

Add a new ROH § 21-5.50-3(c)(6) to read as follows:

- (6) See § 21-6.30(h) for adjustments and exemptions to parking requirements for an ohana unit.

Definition of "ohana unit."

Amend the definition of "ohana unit" in ROH § 21-10.1 as follows:

"Ohana [~~Dwelling Unit, Ohana Dwelling and Ohana Unit.~~ A second dwelling unit permitted pursuant to HRS § 46-4(c); and this chapter.] **Unit.** An accessory attached or detached dwelling unit on a zoning lot that includes a principal dwelling unit, for persons who are related by blood, adoption, guardianship, marriage, or other duly-authorized custodial relationship to the family residing in the principal dwelling unit located on the same zoning lot."