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Residential Uses in the Business Districts Ordinance 25-02

November 20, 2025

Submitted by the Department of Planning and Permitting for Informational Briefing No. 7 & 8
Committee on Zoning & Planning | November 20, 2025

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Residential Development is now allowed in the B-1 Neighborhood Business District & B-2 Community Business District

Residential Units are allowed in two scenarios

1. The ground floor is commercial; or

2. A minimum amount of commercial is developed on the same zoning lot.

Ground Floor Commercial

- Residential development is allowed even with a very small area of commercial development if the residential units are located above.
- A residential lobby (up to 1,500 square feet) plus entrances are allowed on the ground floor.

Lot Size	Required level of Non-Residential Floor Area
3 acres or less	Floor Area Ratio (FAR) of 0.2
3 to 7 acres	10,000 square feet or a FAR of 0.05*
Over 7 acres	40,000 square feet or a FAR of 0.05*

A multi-unit dwelling is also allowed on a lot as long as there is a certain level of commercial development elsewhere on the lot.

This table shows how much commercial floor area is required for lots of various sizes to “unlock” a separate multi-use dwelling.

Lot area	Required Commercial Floor Area (square feet)
10,000 square feet	2,000
1 acre	8,712
3 acres	26,136
3.1 acres	10,000
4 acres	10,000
5 acres	10,890
6 acres	13,068
7 acres	15,246
7.1 acres	40,000
20 acres	43,560 (1 acre)

- These standards became effective January 3, 2025
- To date, the DPP has not received any building permit applications for multi-family dwellings in the B-1 and B-2 Districts.

Accessory Dwelling Unit (ADU) & Ohana Dwelling Units Ordinance 25-02

November 20, 2025

The Big Change in Ordinance 25-02

- Before, 1 zoning lot with 1 dwelling unit could have 1 ADU ***OR*** 1 Ohana unit.
- Now, it can have 1 ADU ***AND*** 1 Ohana unit.
- Also, 1 zoning lot with multiple dwelling units can add 1 ADU to the lot.

The Maximum Size of ADUs increased

- From 400 to 500 square feet on lots up to 4,999 square feet; and
- From 800 to 1,000 square feet on lots over 5,000 square feet.
- Ohana units do not have a size limit.

Layout Options

- The primary dwelling unit, ADU, and Ohana Unit can be in separate structures or 2 of the units can be in one structure (as a 2-unit dwelling).
- In the past, Ohana units were required to be physically attached to the primary dwelling unit.
- Occupants of the Ohana unit must still be related to the occupants of the primary dwelling unit.

- These standards became effective September 30, 2025
- To date, the DPP has not received any building permit applications for a second accessory unit (ADU or Ohana).