HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 5 (2026)

A BILL FOR AN ORDINANCE

RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend the development standards for the apartment and apartment mixed-use districts.

SECTION 2. Table 21-3.3, Revised Ordinances of Honolulu 2021, is amended to read as follows:

Table 21-3.3

Apartment and Apartment Mixed-Use Districts Development Standards

Development Standard		***District***					
		A-1	***A-2***	***A-3***	***AMX-1***	***AMX-2***	***AMX-3***
Minimum lot area (square feet)[1]		~~[7,500]~~ 5,000	~~[10,000]~~ 5,000	~~[15,000]~~ none	~~[7,500[2]]~~ 5,000	~~[10,000[2]]~~ 5,000	~~[15,000[2]]~~ none
Minimum lot width and depth (feet)[1]		~~[70]~~ 45	~~[70]~~ 50	~~[70]~~ 50	~~[70]~~ 45	~~[70]~~ 50	~~[70]~~ 50
Yards (feet):	Front	10	10	10	10	10	10
	Side and rear~~[3]~~[2]	5~~[4]~~[3] or 10	5~~[4]~~[3] or 10	5~~[4]~~[3] or 10	5~~[4]~~[3] or 10	5~~[4]~~[3] or 10	5~~[4]~~[3] or 10
Maximum commercial use density (FAR)		n/a			0.3 see § 21-3.90-1(c)	0.4 see § 21-3.90-1(c)	0.6 see § 21-3.90-1(c)
Maximum building area		***Lot area (sq. ft.)***			***Requirement***		
		Less than 7,500			60% of zoning lot		
		~~[7,500—20,000]~~ 7,500-20,000			50% of zoning lot		
		Over 20,000			40% of zoning lot		
Maximum height (feet)~~[5]~~[4]		30	per zoning map		30	per zoning map	
Height setbacks		none	per § 21-3.80-1(c)		none	per § 21-3.90-1(c)	
~~[Maximum density (FAR) for A-1 and AMX-1 districts based on zoning lot size]~~		~~[*Lot area (sq. ft.)*]~~		~~[*FAR calculation*]~~			
		~~[Less than 10,000]~~		~~[FAR = (.00003 x lot area) + 0.3]~~			
		~~[10,000—40,000]~~		~~[FAR = (.00001 x lot area) + 0.5]~~			
		~~[Over 40,000]~~		~~[FAR = 0.9]~~			

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Table 21-3.3						
Apartment and Apartment Mixed-Use Districts Development Standards						
Development Standard	*District*					
	A-1	*A-2*	*A-3*	*AMX-1*	*AMX-2*	*AMX-3*
[~~Maximum density (FAR) for A-2 and AMX-2 districts based on zoning lot size~~]	[~~*Lot area (sq. ft.)*~~]		[~~*FAR calculation*~~]			
	[~~Less than 10,000~~]		[~~FAR = (.00009 x lot area) + 0.4~~]			
	[~~10,000—40,000~~]		[~~FAR = (.00002 x lot area) + 1.1~~]			
	[~~Over 40,000~~]		[~~FAR = 1.9~~]			
[~~Maximum density (FAR) for A-3 and AMX-3 districts based on zoning lot size~~]	[~~*Lot area (sq. ft.)*~~]		[~~*FAR calculation*~~]			
	[~~Less than 10,000~~]		[~~FAR = (.00014 x lot area) + 0.6~~]			
	[~~10,000—20,000~~]		[~~FAR = (.00004 x lot area) + 1.6~~]			
	[~~20,000—40,000~~]		[~~FAR = (.00002 x lot area) + 2.0~~]			
	[~~Over 40,000~~]		[~~FAR = 2.8~~]			
Maximum density (FAR)	2.0	3.0	4.0	2.0	3.0	4.0

[1] There [~~shall be~~] is no minimum lot area, width, or depth for off-site parking facilities.

[~~[2] There shall be no minimum lot area for off-site parking facilities.~~]

[~~[3]~~2] Five feet for detached dwellings and duplexes and 10 feet for other uses.

[~~[4]~~3] For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

[~~[5]~~4] Heights for detached dwellings and duplexes [~~shall~~] must comply with residential height and height setback requirements.

n/a = Not applicable

"

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the bracketed and stricken material, or the underscoring.

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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters B.R.

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DATE OF INTRODUCTION:

JAN 13 2026
Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____
Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

_____
RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:
Zoning; Land Use Ordinance ("LUO"); Development Standards; Apartment District; Apartment Mixed-Use District; Act 39, Session Laws of Hawaii 2024; Ordinance 25-2; Urban Development; Housing Demand; Planning Commission; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.