



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

ORDINANCE _____
 BILL **6 (2026)**

A BILL FOR AN ORDINANCE

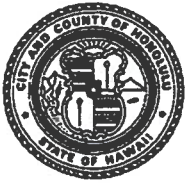
RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

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 [sq. ft.]) ¹		[7,500] 5,000	[10,000] 5,000	[15,000] 5,000	[7,500 ²] 5,000	[10,000 ²] 5,000	[15,000 ²] 5,000
Minimum lot width and depth (ft.) ¹		[70] 60	[70] 60	[70] 60	[70] 60	[70] 60	[70] 60
Yards (ft.):	Front	10	10	10	10	10	10
	Side and rear ^{3,2}	5[-4-13] or 10	5[-4-13] or 10	5[-4-13] or 10	5[-4-13] or 10	5[-4-13] or 10	5[-4-13] or 10
Maximum non-commercial use density (Floor Area Ratio [FAR])		2.0	3.0	4.0	2.0	3.0	4.0
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]			[50% of zoning lot]		
		[Over 20,000]			[40% of zoning lot]		
Maximum height (ft.) ^{6,4}		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 = (.00004 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]			
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.~~						
¹² Five ft. for detached dwellings and duplexes and 10 ft. for other uses.						
⁴⁻¹³ For duplex lots, five ft. for any portion of any structure not located on the common property line; the required side yard is zero ft. for that portion of the lot containing the common wall.						
¹⁵¹⁴ Heights for detached dwellings and duplexes ~~[shall]~~ <u>must</u> comply with residential height and height setback requirements.						
n/a = Not applicable						

SECTION 3. Section 21-3.90-1 Apartment mixed-use district uses and development standards, is amended to read as follows:

§ 21-3.90-1 Apartment mixed-use district uses and development standards.

- (a) Within the apartment mixed-use districts, all uses and structures are as set forth in Table 21-5.1.
- (b) Within the apartment mixed-use districts, development standards are as set forth in Table 21-3.3.
- (c) Additional development standards.
 - (1) Except for necessary access drives and walkways, all yards must be landscaped.



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- (2) Height setbacks. In the AMX-2 and AMX-3 districts, for any portion of a structure over 40 ft. in height, additional side and rear setbacks must be provided as follows:
 - (A) For each 10 ft. of additional height or portion thereof, an additional 1-ft. setback must be provided; and
 - (B) The additional setback must be a continuous plane from the top of the structure to the height of 40 ft. above grade (see Figure 21-3.3).
- (3) Commercial use density and location.
 - (A) The floor area of any use marked with a superscript¹ under Table 21-5.1, either occurring as a single use on a zoning lot or in combination with other uses, must not exceed the FAR as provided under Table 21-3.3, and such floor area will not be counted as part of the ~~[total]~~ maximum non-commercial use FAR allowed.
 - (B) Where commercial uses are integrated with dwelling uses, pedestrian access to the dwellings must be physically, mechanically, or technologically independent from other uses and must be designed to enhance privacy for residents and their guests. No floor above the ground floor may be used for both dwelling and commercial purposes.

SECTION 4. 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:

Kang Watan RR.

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