

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:

Esther Kia'aina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
February 5, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 6 (2026) entitled:

"A BILL FOR AN ORDINANCE RELATING TO RELATING TO DEVELOPMENT
STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE
DISTRICTS,"

transmitted by Departmental Communication 10 (2026), dated January 7, 2026, from the Planning Commission ("Commission"), and Departmental Communication 15 (2026), dated January 8, 2026, from the Department of Planning and Permitting ("DPP"), and which passed First Reading at the Council meeting on January 28, 2026, reports as follows:

The purpose of Bill 6 (2026) is to amend the Land Use Ordinance ("LUO"), Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"), relating to development standards for the Apartment and Apartment Mixed Use ("AMX") zoning districts ("Districts").

LUO amendments proposed by the Council are processed by the DPP and the Commission. The Council proposed amendments to the development standards for the Apartment and AMX Districts by adoption of Resolution 25-105. The Council's proposed bill was attached as Exhibit A to Resolution 25-105. When processing the Council's proposal, the DPP recommended an alternative version of the Council's proposed bill, which was introduced as Bill 6 (2026).

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON FEB 18 2026

COMMITTEE REPORT NO. 33(26)

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Page 2

The DPP reports that out of a total of 7,729 lots on O'ahu that are zoned Apartment or AMX, 308 lots are considered developable, with a reasonable likelihood of subdivision and redevelopment in the relatively near future. These 308 zoning lots are mostly in the A-2 Medium Density Apartment District, and mainly in the Primary Urban Center and the Ewa Development Plan area.

The DPP reports that modifying the development standards for the Apartment and AMX Districts could double the number of developable lots that are subdivided in the future, and contribute significantly to the development of housing in these zoning districts.

Bill 6 (2025) reduces the minimum zoning lot area and dimensions. The Bill also simplifies and increases the maximum residential floor area ratio ("FAR"), modifies the FAR for commercial projects to incentivize mixed-use development, and simplifies the maximum building area. The Bill does not adjust the required yards, height setbacks, and maximum building height, which provide adequate checks against inappropriate development that may be possible with the additional allowed density.

Regarding minimum lot area, the Bill recommends a 5,000 square-foot minimum lot size of 5,000 for all Apartment and AMX Districts, which the DPP considers to be the minimum size needed to develop the lots efficiently.

Regarding minimum lot dimensions, the Bill recommends standard 60-foot minimum dimensions for all Apartment and AMX Districts, which the DPP believes is the minimum space needed to accommodate adequate infrastructure within the street frontage.

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Page 3

Regarding FAR, the Bill increases the maximum residential FAR to 2.0 in the A-1 and AMX-1 Districts, 3.0 in the A-2 and AMX-2 Districts, and 4.0 in the A-3 and AMX-3 Districts. The maximum commercial FAR is maintained as currently set forth in the LUO, at 0.3 in the AMX-1 District, 0.4 in the AMX-2 District, and 0.6 in the AMX-3 District, but the Bill applies the maximum commercial FAR as an additional allowance, not as part of the overall maximum FAR. This approach is intended to eliminate competition between residential and commercial uses in the AMX Districts.

Regarding maximum building area, which is the maximum percentage of a zoning lot that may be covered by a structure over 30 inches in height, instead of setting forth a range of percentages (ranging from 60 percent to 40 percent of the zoning lot based on the lot size, with the higher percentage for the smaller lots, and the lower percentage for the larger lots), the Bill sets a single and scalable standard of 60 percent of the zoning lot, which would scale linearly as the zoning lot size increases.

Your Committee finds that the Planning Commission, after a public hearing held on December 10, 2025, at which three public and 10 written testimonies were received, voted to recommend approval of the DPP's alternative version of the Council's proposed bill that was included in the DPP's report, attached to Departmental Communication 10 (2026), and introduced as Bill 6 (2026).

At your Committee's meeting on February 5, 2026, a DPP representative provided a brief presentation on the DPP's analysis of the proposed LUO amendments, and responded to questions from Councilmembers.

The DPP Director testified in support of the Bill.

Your Committee received no verbal or written public testimony on the Bill.

Your Committee plans to consider these matters further after receiving public testimony on the Bill at the public hearing to be held as required by law.

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February 5, 2026
Page 4

Your Committee has prepared a CD1 version of the Bill that makes the following amendments:

- A. In SECTION 2 of the bill, which amends ROH Table 21-3.3:
 - 1. Incorporates amendments made in SECTION 21 of Ordinance 25-2; and
 - 2. In renumbered footnote 4, requires heights for duplexes to comply with residential height and height setback requirements.
- B. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee believes that additional public testimony at the public hearing recommended herein to be scheduled on this Bill will provide further assistance to your Committee and to the Council in their deliberations on this Bill.

Your Committee on Zoning & Planning recommends that Bill 6 (2026), as amended herein, pass Second Reading, be scheduled for public hearing, and be referred back to Committee in the form attached hereto as Bill 6 (2026), CD1.
(Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

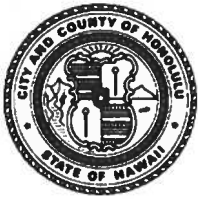


Committee Chair

HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

ADOPTED ON FEB 18 2026

COMMITTEE REPORT NO. 33(26)



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

ORDINANCE _____

BILL **6 (2026), CD1**

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 ("Apartment and Apartment Mixed-Use Zoning District Development Standards"), is amended to read as follows:

"

Table 21-3.3							
Apartment and Apartment Mixed-Use Zoning District Development Standards							
Development Standard		Zoning 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] 5,000	[7,500 ²] 5,000	[10,000 ²] 5,000	[15,000 ²] 5,000
Minimum lot width and depth (feet) ¹		[70] 60	[70] 60	[70] 60	[70] 60	[70] 60	[70] 60
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 non-commercial use density (Floor Area Ratio or 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 (feet) ⁽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)	



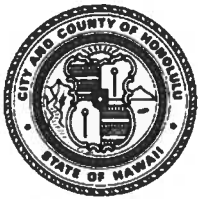
A BILL FOR AN ORDINANCE

Table 21-3.3						
Apartment and Apartment Mixed-Use Zoning District Development Standards						
Development Standard	Zoning District					
	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3
[Maximum density (FAR) for A-1 and AMX-1 zoning 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]				
[Maximum density (FAR) for A-2 and AMX-2 zoning 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 zoning 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 is no minimum lot area, width, or depth for remote parking facilities.						
~~² There is no minimum lot area for remote parking facilities.~~						
³ Five feet for single-unit, two-unit, and duplex-unit dwellings and 10 feet for other uses.						
⁴ For duplex-unit dwelling zoning 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 <u>zoning</u> lot containing the common wall.						
⁶ Heights for <u>duplexes</u> , single-unit <u>dwellings</u> , and two-unit dwellings must comply with residential height and height setback requirements.						
n/a = Not applicable						

SECTION 3. Section 21-3.90-1, Revised Ordinances of Honolulu 2021, is amended to read as follows:

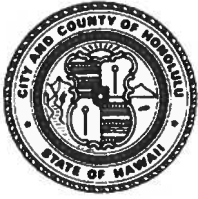
"§ 21-3.90-1 Apartment mixed-use district uses and development standards.

- (a) Within the apartment mixed-use districts, all uses and structures are as set forth in Table 21-5.1.



A BILL FOR AN ORDINANCE

- (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.
 - (2) *Height setbacks.* In the AMX-2 and AMX-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks must be provided as follows:
 - (A) For each 10 feet of additional height or portion thereof, an additional 1-foot 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 feet above grade (see Figure 21-3.3).
 - (3) *Commercial use density and location.*
 - (A) The floor area of any use marked with a superscript ¹ 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."



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KE KANIHELA O KE KALANA O HONOLULU
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ORDINANCE _____

BILL 6 (2026), CD1

A BILL FOR AN ORDINANCE

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.

SECTION 5. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

January 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:

Land Use Ordinance ("LUO"); Apartment Zoning District; Apartment Mixed-Use Zoning District; Department of Planning and Permitting ("DPP")

Description:

For apartment and apartment mixed-use zoning districts, reduces minimum lot area, reduces minimum lot width and depth, simplifies and increases maximum floor area ratio standards, amends the commercial floor area ratio maximum, and simplifies the maximum building area standard.

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