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)[~~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)	

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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]~~2] Five feet for single-unit, two-unit, and duplex-unit dwellings and 10 feet for other uses.

[~~[4]~~3] 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 zoning lot containing the common wall.

[~~[5]~~4] Heights for duplexes, single-unit dwellings, 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.

(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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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)

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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.

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