

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

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DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

March 23, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Receipt of Notice of Introduction of a Resolution for a Council Proposal to Amend the General Plan, the Development Plans, the Zoning Ordinances, or the Subdivision Ordinance Request for Additional Accompanying Documentation Required for Processing the Land Use Ordinance (LUO) Amendment Resolution No. 26-39, Relating to Development Standards for the BMX-4 District.

This is to confirm receipt of Resolution No. 26-39, entitled:

"Proposing an Amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to development standards."

The Resolution (copy enclosed) was sent to the Department of Planning and Permitting (DPP) by the City Clerk on February 20, 2026, and was received by the DPP on February 26, 2026. In accordance with Ordinance No. 08-8, the DPP has begun reviewing the Council's proposed amendments to the LUO.

The DPP recognizes that the expressed intent of the Resolution is to address the lack of affordable housing within the City and County of Honolulu by increasing the allowable density in the BMX-4 Central Business Mixed-use District (BMX-4 District). In advance of this proposal moving forward, the DPP has identified a number of questions that will require clarity or further research. Anything the Council could do to assist us in answering or researching these questions would be greatly appreciated.

DEPT. COM. 217(26)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
March 23, 2026
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1. How was the proposed Floor Area Ratio (FAR) chosen for the Draft Bill?
2. The proposal does not provide a density advantage for Projects in both the Transit-Oriented Development (TOD) Special District (SD) and the BMX-4 District. That is, the maximum density is an FAR of 12 either way. Did the Council consider providing a higher density for projects in the TOD SD?
3. With the proposed increase in FAR, what considerations were given to the needs for infrastructure upgrades and their site-specific designs, including driveways, sewers, solid waste management, electrical utilities, and water? During our research for Bill 6 (2026) and in our review of plans, we found higher density Projects need careful frontage designs to support pedestrians and sustainable transit users. We worry that, particularly in areas outside of the TOD SD, the result of the additional density will be less inviting public spaces, which are necessary to support a vibrant downtown consistent with the Council adopted Plans and Policies.
4. Has the Council had discussions with constituents and other stakeholders about these changes? If so, can those conversations be shared with the DPP?

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,



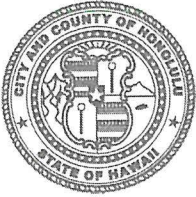
Dawn Takeuchi Apuna
Director

Enclosure

APPROVED:



Michael D. Formby, Managing Director
Office of the Managing Director



GLEN I. TAKAHASHI
CITY CLERK

'26FEB20 AM 10:06 CITY CLERK
OFFICE OF THE CITY CLERK

Ke Ke'ena o ke Kākau 'Ōlelo o ke Kūlanakauhale
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 100
HONOLULU, HAWAII 96813-3077
TELEPHONE: (808) 768-3810 • FAX: (808) 768-3835

FEBRUARY 20, 2026

VIA E-MAIL AND CITY MESSENGER

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: GLEN I. TAKAHASHI, CITY CLERK

SUBJECT: **NOTICE OF INTRODUCTION OF A RESOLUTION FOR A COUNCIL
PROPOSAL TO AMEND THE GENERAL PLAN, THE DEVELOPMENT
PLANS, THE ZONING ORDINANCES, OR THE SUBDIVISION
ORDINANCE.**

A handwritten signature in black ink, appearing to be "Glen I. Takahashi", is written over a circular stamp.

Glen I.
Takahashi
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RESOLUTION 26-39 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED
ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE),
RELATING TO DEVELOPMENT STANDARDS,"

was introduced on February 19, 2026 and may be viewed online:
<https://hnlidoc.ehawaii.gov/hnlidoc/measure/3634>. Pursuant to Section 2-24.3(a),
Revised Ordinances of Honolulu 2021 ("ROH"), a copy of the Resolution is transmitted
herewith.

Further, ROH Section 2-24.7(b) requires the Director of Planning and Permitting to
promptly stamp the date and time of receipt of this document on this transmittal letter
and to notify the Council in writing of the date of receipt.

ly

Attachment: Resolution 26-39

COUNCIL COM. 24(26)



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

No. 26 - 39

RESOLUTION

PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO DEVELOPMENT STANDARDS.

WHEREAS, the lack of affordable housing units is a serious and ongoing concern for the City and County of Honolulu ("City"), and additional housing units need to be developed to meet the projected housing demand; and

WHEREAS, the O'ahu General Plan ("General Plan"), Section I (Population), Objective B, Policy 1, calls for facilitating the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure; and

WHEREAS, the General Plan, Section IV (Housing and Communities), Objective A, Policy 12, calls for promoting higher-density, mixed-use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market housing in convenient proximity to jobs, schools, shops, and public transit; and

WHEREAS, Primary Urban Center Development Plan ("PUC DP") policies stipulate facilitating office-to-residential conversions in downtown Honolulu to increase the residential population and for encouraging new mixed infill development; and

WHEREAS, Section 21-3.120(a), Revised Ordinances of Honolulu 2021 ("ROH"), provides, in part, that the business mixed-use districts are intended to provide residences in very close proximity to employment and retail opportunities; and

WHEREAS, the BMX-4 Central Business Mixed Use ("BMX-4") zoning district encompasses downtown Honolulu and provides the highest land use intensity for commerce, business, and housing out of all the business mixed-use zoning districts in the City; and

WHEREAS, the development standards for the City's BMX-4 zoning district are contained in Table 21-3.4, within ROH Chapter 21 (the "Land Use Ordinance" or "LUO"), and, for the portions of downtown Honolulu that are located within a transient-oriented development special district, in ROH Section 21-9.100-8 (a); and



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RESOLUTION

WHEREAS, the City Council ("Council") finds that amending the development standards of the LUO to provide for increased allowable density in the BMX-4 zoning district would facilitate the development of needed housing units and further the goals and vision of the General Plan and the PUC DP; and

WHEREAS, Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the LUO and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of Council proposals to revise or amend the general plan, a development plan, a zoning ordinance, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended, and Chapter 2, Article 24, Part A, Revised Ordinances of Honolulu 2021 ("ROH"), to process the proposed amendment to ROH Chapter 21 (the "Land Use Ordinance"), attached hereto as Exhibit A, in the same manner as if the proposal had been proposed by the Director of Planning and Permitting; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director of Planning and Permitting's report and the proposed Land Use Ordinance amendment to the Planning Commission; and



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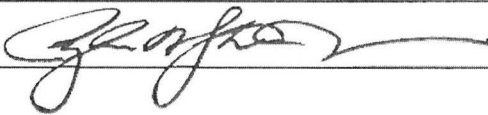
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RESOLUTION

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the City Clerk shall transmit copies of this resolution and the exhibit attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the Director of Planning and Permitting's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:





DATE OF INTRODUCTION:

FEB 19 2026

Honolulu, Hawai'i

Councilmembers

EXHIBIT A

EXHIBIT A



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

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO DEVELOPMENT STANDARDS.

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

SECTION 1. The purpose of this ordinance is to amend development standards of Chapter 21, Revised Ordinances of Honolulu 2021 ("Land Use Ordinance") to provide for increased density in the BMX-4 zoning district.

SECTION 2. Table 21-3.4, Revised Ordinances of Honolulu 2021 ("Resort, Business, and Business Mixed-Use District Development Standards"), is amended to read as follows:

"



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Table 21-3.4						
Resort, Business, and Business Mixed-Use District Development Standards						
Development Standard		District				
		Resort	B-1	B-2	BMX-3	BMX-4
Yards (feet):	Front	25	10	10 for dwellings, 5 for other uses ⁴	10 for dwellings, 5 for other uses ⁴	5 ^{4,5}
	Side and rear	20 ²	10 for multi-family dwellings, 0 ³ for other uses	10 for multi-family dwellings, 0 ³ for other uses	5 ² for dwellings, 10 for multi-unit dwellings, 0 ³ for other uses	0 ³



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Table 21-3.4						
Resort, Business, and Business Mixed-Use District Development Standards						
Development Standard		District				
		Resort	B-1	B-2	BMX-3	BMX-4
Maximum building area (percent of zoning lot)		50	not regulated			
Maximum density (FAR) resort district only		Lot area (sq. ft.)		FAR calculation		
		Less than 10,000		FAR = (.00006 x lot area) + 0.4		
		10,000-30,000		FAR = (.00002 x lot area) + 0.8		
		Over 30,000		FAR = 1.4		
Maximum density (FAR) for other districts		see above	1.0	2.5	2.5	[4-9] 7.0
Open space bonus	Available	No		Yes, see § 21-3.110-1(c)	Yes, see § 21-3.120-2(c)	
	Max FAR	n/a	n/a	3.5	3.5	[7-5] 12.0
Maximum height (feet)		per zoning map	40	per zoning map	per zoning map	per zoning map, see § 21-3.120-1 for additional height
Height setbacks		per § 21-3.100-1(c)	per § 21-3.110-1(c)		per § 21-3.120-2(c)	
1 There is no minimum lot area, width, or depth for remote parking facilities. 2 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 lot containing the common wall. 3 Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, or apartment mixed-use zoning district, the side or rear yard must conform to the yard requirements for dwelling use of the adjoining district. In addition, see § 21-4.70-1 for landscaping and buffering requirements.						



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Table 21-3.4					
Resort, Business, and Business Mixed-Use District Development Standards					
Development Standard	District				
	Resort	B-1	B-2	BMX-3	BMX-4
⁴ Where a zoning lot adjoins a residential, apartment, or apartment mixed-use zoning district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) must conform to the front yard requirements for the dwelling use of the adjoining zoning district (see Figure 21-3.6).					
⁵ Five feet for structures up to 12 feet in height; provided that where the adjacent street is greater than 50 feet in width, an area of open space or an arcade equivalent to the required yard area may be provided elsewhere on the zoning lot (see Figure 21-3.8).					
n/a = Not applicable					

SECTION 3. Section 21-9.100-8, Revised Ordinances of Honolulu 2021 ("General requirements and development standards"), is amended by amending subsection (a) to read as follows:

"(a) *Site development and design standards.* Development standards are as established for the underlying base zoning district except as provided below.

(1) *Density and height.*

(A) The maximum FAR is as prescribed by the underlying zoning district, unless modified through a special district permit or PD-T permit, through which an applicant may seek approval to exceed the base FAR up to a maximum FAR as follows:

	BMX-3 and B-2 Districts	<u>BMX-4 Districts</u>	Apartment and Apartment Mixed-Use Districts	Industrial and Industrial Mixed-Use Districts
Base FAR	2.5	<u>7</u>	Refer to Table 21-3.3	Refer to Table 21-3.5
Maximum FAR with Minor Special District Permit	3.5	<u>10</u>	1.2 x Base FAR	1.2 x Base FAR



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	BMX-3 and B-2 Districts	<u>BMX-4 Districts</u>	Apartment and Apartment Mixed-Use Districts	Industrial and Industrial Mixed-Use Districts
Maximum FAR with PD-T Approval	7.0	<u>12</u>	2.0 x Base FAR	2.0 x Base FAR

- (B) The open space bonus provisions of §§ 21-3.110-1(c) and 21-3.120-2(c) are not applicable.
- (C) In the apartment mixed-use districts, the maximum commercial use density and location provisions of § 21-3.90-1(c) and Table 21-3.3 may be modified through a special district permit if the proposed development meets the objectives of the TOD special district, as enumerated in § 21-9.100-6.
- (D) *Height.* If the maximum height is not prescribed for a zoning district in this chapter, the allowable height is as prescribed on the zoning map. An applicant may seek approval to exceed the base height limit up to the parenthetical height identified as the bonus height limit on the zoning map, where applicable, through a special district permit or PD-T approval as follows:

Maximum Height with Minor Special District Permit	60 feet over the base height limit; or twice the base height limit, whichever is less
Maximum Height with Major Special District Permit	120 feet over the base height limit; or three times the base height limit, whichever is less
Maximum Height with PD-T Approval	Up to the parenthetical height identified as the bonus height limit on the zoning map

- (E) Where a TOD special district permit is sought to achieve height or density bonuses, the degree of flexibility requested must be commensurate to the community benefits the development will provide for the enhancement of the surrounding area. The highest degree of flexibility may be authorized for those projects that demonstrate:



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- (i) The provision of measures or facilities, or both, to promote a highly functioning, safe, interconnected, multimodal circulation system, supporting easy access to, and effective use of the rail and bus transit system on a pedestrian scale;
- (ii) The provision of open space, particularly usable, safe, and highly accessible public accommodations, gathering spaces, or parks, either onsite, within the TOD station area, or at a public park or gathering space within 400 feet of the same TOD station area boundary; and
- (iii) An appropriate mix of housing and unit types, particularly affordable for-sale or rental housing, or both, located on the project site or within the same rail station area as the project site. Affordable housing provided as a community benefit under this paragraph must be in addition to the affordable housing requirements of Chapter 29, which are based on a percentage of the total number of dwelling units in the principal project, and include higher percentages for IPD-T, PD-T, and TOD special district projects seeking bonus height or density, or both.

The above notwithstanding, the completed project must be able to contribute positively to the economic enhancement of the affected area and the city, particularly with regard to providing a broad mix of uses, diverse housing, and diverse employment opportunities, including but not limited to whether the construction workforce employed on all phases of the project will be paid no less than the prevailing minimum wages established for public works projects pursuant to HRS Chapter 104.

- (F) When an applicant seeks to exceed the base height or density limit through a special district permit, the following conclusions must be made:
 - (i) Additional project elements that provide community benefits beyond what would otherwise be required have been incorporated into the project plan, as described in § 21-9.100-9(e);



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- (ii) The increase in height or FAR is reasonably related to the level of community benefits provided;
 - (iii) The additional height or FAR will not be detrimental to the quality of the neighborhood character or urban design, and will not negatively impact any adopted public views; and
 - (iv) The provision of community benefits in conjunction with the increase in height or FAR will further the goals and objectives of the TOD special district and the applicable neighborhood TOD plan.
- (2) *Building area.* Within the TOD special district, the building area standard for zoning lots in the apartment mixed-use and industrial mixed-use districts, as set forth in Tables 21-3.3 and 21-3.5, respectively, are not applicable.
- (3) *Yards, setbacks, street facade, and building placement.*
- (A) Required yards (in feet) in a TOD special district are as follows:

Required Yard Standards		B-2 and BMX-3 Districts	Apartment and Apartment Mixed-Use Districts	Industrial and Industrial Mixed-Use Districts
Minimum Front Setback¹	All Streets	5		
Maximum Front Setback¹	Non-Key Street	10	None	
	Key Street	10	15	10
	Highway²	15		

¹ Front setbacks may be modified pursuant to § 21-9.100-8(a)(3)(C).

² For the purposes of this subdivision, "highway" refers to Farrington Highway or Kamehameha Highway. This provision prevails where there are other maximum front setbacks.

- (B) The maximum setback must be measured from the front property line to the exterior face of the building. See Figures 21-9.3 and 21-9.4.



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- (C) The minimum and maximum front setbacks may be modified as follows:
- (i) Buildings may encroach into the front yard; provided that:
 - (aa) A paved public sidewalk at least 8 feet in width fronts the building; or
 - (bb) Other buildings on the same block and sharing the same street frontage are set back less than 5 feet from the property line, and the proposed building location will match the existing setbacks so that the proposed building facade creates a consistent building alignment.
 - (ii) Buildings may be located beyond the maximum setback if the additional setback is necessary to provide for a tree within the property because it is not feasible to provide for street trees within the adjacent right-of-way due to limitations such as the location of existing infrastructure.
- (D) *Street facade and building placement.*
- (i) On a corner zoning lot fronting at least one key street, buildings must be located within 30 feet of the corner. See Figure 21-9.5.
 - (ii) On a zoning lot with a street frontage of 100 feet or less per frontage, the ground floor building facade must be placed within the maximum front setback for at least 75 percent of the linear street frontage. See Figure 21-9.6.
 - (iii) On a zoning lot with a street frontage greater than 100 feet per frontage, the ground floor building facade must be placed within the maximum front setback for at least 65 percent of the linear street frontage. See Figure 21-9.7.
 - (iv) If a zoning lot fronts two or more key streets, the applicant may designate one of the streets or corners for purposes of street facade and building placement. The structure must be



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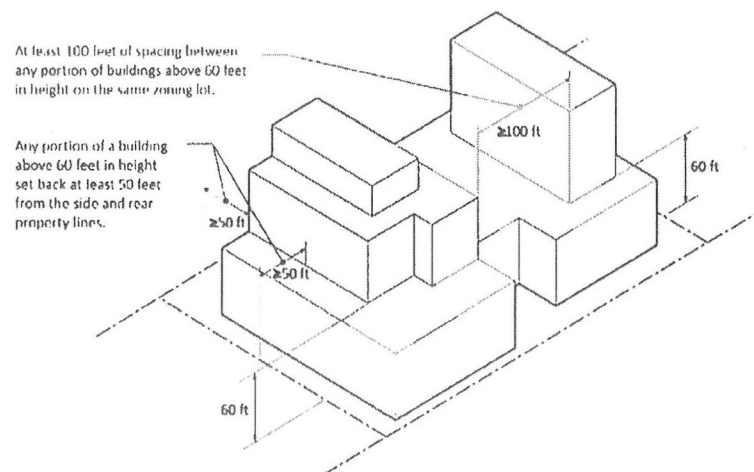
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placed within the maximum setback on at least one key street. Setback improvements must be provided along all key street frontages, as set forth in § 21-9.100-8(a)(3)(E). See Figures 21-9.8 and 21-9.9.

- (v) Any portion of a building above 60 feet in height must be set back at least 50 feet from the side and rear property lines, and spaced at least 100 feet from any portion of other buildings above 60 feet in height on the same zoning lot, as depicted in the following illustration:



- (vi) To preserve important views, no structures greater than 3 feet in height, except for open work fences, may be constructed in the areas identified as view corridors in the exhibits specified in § 21-9.100-12. The director may approve uses and structures allowed in standard required yards; provided that no views will be adversely impacted.
- (vii) Buildings above 40 feet in height must be oriented with the long axis aligned in a mauka-makai direction.
- (E) *Setback improvements.*
- (i) For structures within 15 feet of the property line with commercial or industrial uses on the ground floor, the



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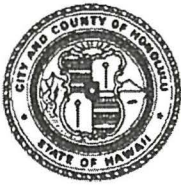
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setback area between the property line and the building facade must be improved with a combination of hard surface, landscaping that does not obstruct pedestrian access to the setback area, and pedestrian amenities, such as outdoor dining, benches and publicly accessible seating, shade trees, portable planters, trash and recycling receptacles, facilities for recharging electronic devices, Wi-Fi service, bicycle facilities, or merchandising displays.

- (ii) Awnings and other sunshade devices may exceed the 36-inch horizontal projection limit established in § 21-4.30(b), and may encroach into the right-of-way; provided that they meet all requirements of the building codes and do not conflict with any street tree requirements.
 - (iii) For ground-floor residential uses, covered porches, stoops, or lanais may encroach into the required front yard. Other portions of the front yard must be landscaped, except for necessary access driveways and walkways.
- (F) For zoning lots on key streets in the apartment mixed-use districts, walls and fences located between the property line and the front facade of a building set back 15 feet or less must not exceed 3 feet in height.
- (G) Where a side yard, rear yard, or zoning district boundary line abuts a designated bike-walk greenway, a 10-foot setback must be provided. This setback area must be landscaped or improved with a combination of hard surface, landscaping, and pedestrian amenities, such as benches, shade trees, water fountains, or bicycle facilities to enhance the greenway user experience. The setback area may also be used for convenience or commercial purposes that support the users of the bike-walk greenway, such as outdoor dining, merchandise displays, bicycle repair stations, and refreshment kiosks. No fences, except for openwork fences that do not exceed 4 feet in height, may be installed within the 10-foot setback area. For the purposes of this paragraph, "openwork" means at least 50 percent open.



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- (H) If a street tree plan or TOD special district street tree plan exists for the street that fronts the project, the applicant shall install street trees, as required by the director.
- (I) The standards of this subdivision may be modified through a special district permit if at least one of the following conclusions may be made:
 - (i) Irregular property lines, zoning lot configuration, coastal hazards as projected using the best available science, or topography of the zoning lot render the yards, setbacks, street facade, or building placement standards infeasible;
 - (ii) The existing built environment is arranged in such a way that the yards, setbacks, street facade, or building placement standards are incompatible or unreasonable, and better overall design may be achieved by following existing development patterns; or
 - (iii) The proposed building placement provides for publicly accessible, highly usable parks or gathering spaces, and will not detract from the purposes of the TOD special district.
- (4) *Building orientation and entrances.*
 - (A) Building facades must be predominantly oriented to and parallel with the street, property line, or adjacent public spaces. A primary building entrance must be placed on that street frontage. See Figures 21-9.10 through 21-9.12.
 - (B) Where multiple businesses are located along the front facade of the ground floor of a building, each establishment must have a separate entrance on that street frontage.
 - (C) At least one entrance must be placed every 50 feet of the building facade facing a street or pedestrian plaza.



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- (D) The requirements of this subdivision may be modified through a special district permit if irregular property lines, zoning lot configuration, or topography of the zoning lot renders them infeasible.
- (5) *Building transparency, blank wall limits, and required openings for ground-floor facades.*
- (A) Building facades within 20 feet of a front or street-facing property line must contain windows, doors, or other openings for at least 60 percent of the building facade area located between 2.5 and 7 feet above the level of the sidewalk. See Figure 21-9.13. Blank walls must not extend for more than 25 feet in a continuous horizontal plane without an opening on the ground floor of a building; provided that:
- (i) Along key streets, this provision applies to all buildings, except for the portions of a building with residential dwelling units on the ground floor; provided that residential lobbies are subject to the transparency standard; and
 - (ii) Along non-key streets, structures with residential or industrial uses on the ground floor are exempt from this standard.
- (B) Openings fulfilling this requirement must be designed to provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 3 feet deep.
- (C) Modifications to the building transparency standard may be approved through a special district permit; provided that:
- (i) The proposed use has unique operational characteristics for which the required windows and openings are incompatible, such as in the case of a cinema or theater; and
 - (ii) Street-facing building facades will exhibit architectural relief and detail, and will be enhanced with landscaping and street furniture, or provide canopies and awnings in a manner that



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creates visual interest at the pedestrian level and activates the sidewalk area.

- (6) *Pedestrian walkways.* Walkways with a minimum 5-foot unobstructed width must be provided according to the following standards:
- (A) Pedestrian walkways must create internal connections by connecting all buildings on a zoning lot to each other, to onsite automobile and bicycle parking areas, and to any onsite open space areas or pedestrian amenities. See Figures 21-9.14 and 21-9.15;
 - (B) Pedestrian walkways must connect the principal pedestrian entryway to a sidewalk on each street frontage;
 - (C) Direct and convenient access must be provided to neighboring properties from commercial and mixed-use developments on zoning lots 1 acre or more in size whenever possible; and
 - (D) Where walkways cross or are parallel to driveways, parking areas, or loading areas, they must be clearly identifiable through the use of different paving materials or other visual markings."

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.



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

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 5. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

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"); Business Mixed-Use Zoning Districts ("BMX");
Floor Area Ratio ("FAR"); General Plan; Primary Urban Center Development Plan;
Downtown Honolulu; 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.*