HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE 26-7

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.

~~[6]~~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)

DATE OF INTRODUCTION:

January 13, 2026
Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel
BRIANNA L. WEAVER

APPROVED this 6th day of April, 2026.

RICK BLANGIARDI, Mayor
City and County of Honolulu

OCS2026-0067/1/30/2026 8:19 AM

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

BILL 6 (2026), CD1

Introduced: 01/13/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

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

Voting Legend: * = Aye w/Reservations

01/13/26	INTRO	Introduced.
01/28/26	CCL	Passed first reading. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
02/05/26	ZON	Reported out for passage on second reading and scheduling of a public hearing as amended in CD1 form. CR-33(26) 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
02/06/26	PUBLISH	Public hearing notice published in the Honolulu Star-Advertiser.
02/18/26	CCL/PH	Committee report adopted. Bill passed second reading as amended, public hearing closed and referred to committee. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
02/24/26	PUBLISH	Second reading notice published in the Honolulu Star-Advertiser.
03/05/26	ZON	Reported out for passage on third reading. CR-62(26) 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
03/25/26	CCL	Committee report adopted and Bill passed third reading. 7 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, TULBA, TUPOLA, WATERS 1 NO: NISHIMOTO 1 ABSENT: WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER