

LAND USE ORDINANCE

Department of Planning and Permitting
City and County of Honolulu
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Revise to June 1, 2021

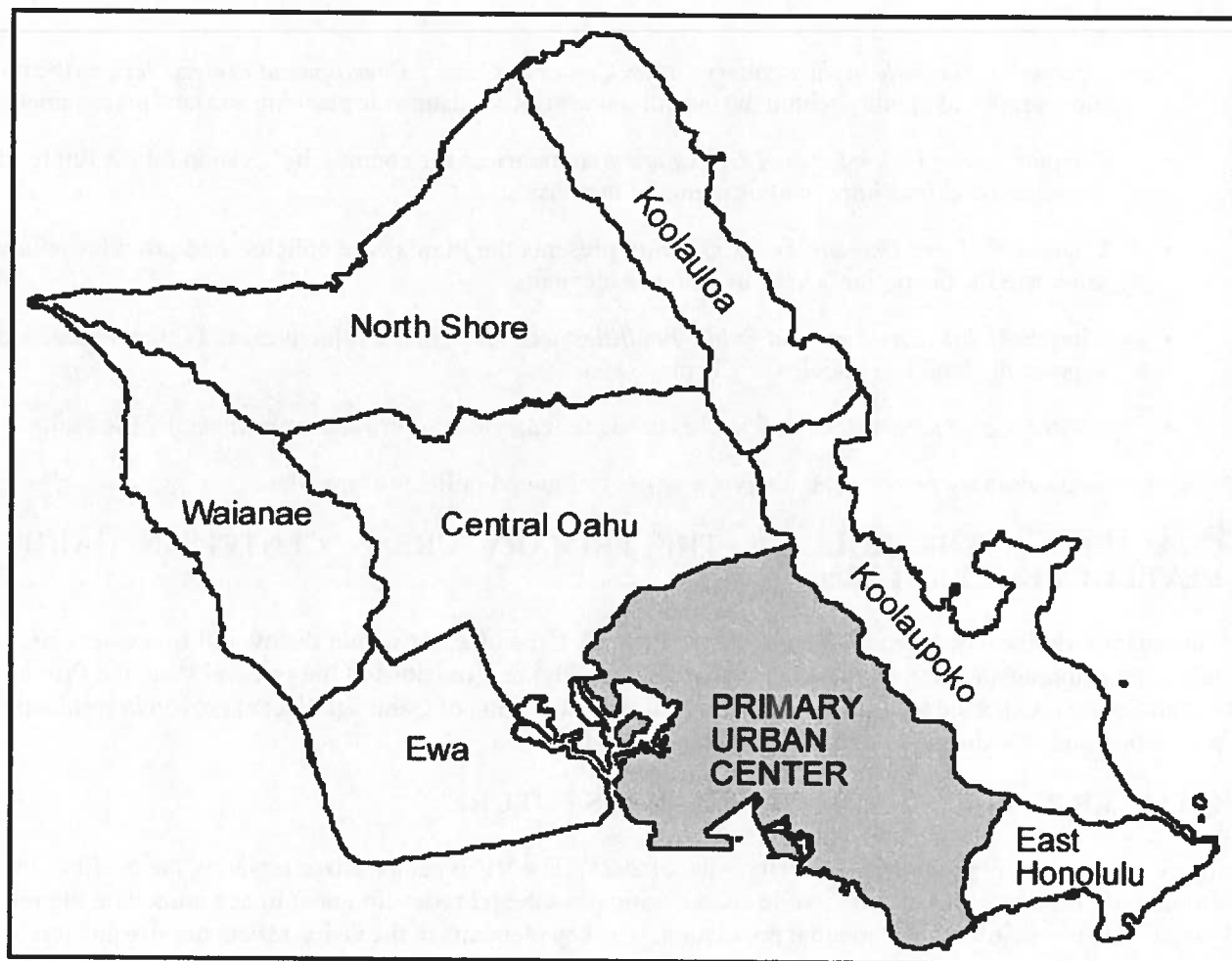


FIGURE P.1: DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN AREAS FOR OAHU

- (3) Provide reasonable flexibility to ensure that environmental, economic, and technical concerns are given appropriate consideration in decision-making.
- (c) Off-street parking and loading spaces must be provided as required by this article.
- (d) Unless otherwise specified in this article, the term "parking spaces" refers to motor vehicle parking spaces, and the term "vehicle" refers to motor vehicles.

(Added by Ord. 20-41)

Sec. 21-6.20 Off-street parking requirements.

- (a) Determining if parking is required, and the appropriate parking ratio. **No off-street parking is required in the Primary Urban Center Development Plan area and Ewa Development Plan area, except for those areas thereof located in the residential, agricultural, and preservation zoning districts.** Additionally, no off-street parking is required in any zoning district within one-half mile of an existing or future Honolulu rail transit station, as identified in the accepted environmental impact statement, or in the transit-oriented development special districts. The minimum off-street parking ratios shown below in Table 21-6.1 apply to all other areas not identified above. In areas where no parking is required, any parking that is provided must meet the design, dimensions, and other standards set forth in this chapter.

**Table 21-6.1
Minimum Off-Street Parking Ratios**

Uses	Standard (per floor area unless noted otherwise)
RESIDENTIAL Dwellings; boarding facilities; consulates; group living facilities; hotels	1 per 1,000 square feet of private dwelling or lodging area, not including areas identified in (b)(2)(A)
COMMERCIAL 1 Convenience stores; retail and sales; food and grocery stores (including neighborhood grocery stores); eating and drinking establishments (including bars, nightclubs, taverns, cabarets, and dance halls); shopping centers; offices; personal services; commercial kennels; business services; laundromats, coin-operated cleaners; repair establishments; broadcasting stations; financial institutions; automotive and boat parts and services; automobile and boat sales and rentals; catering establishments; dance or music schools; home improvement centers; laboratories (medical or research); medical clinics; photographic processing; photography studios; plant nurseries; veterinary establishments	1 per 500 square feet
COMMERCIAL 2 Data processing facilities; sales of appliances, household and office furniture, machinery, and plumbing and heating supplies; automobile service stations	1 per 1,000 square feet
AGRICULTURE, INDUSTRY AND WAREHOUSING Agricultural products processing (major or minor); animal products	1 per 2,000 square feet

processing; centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets; sale and service of machinery used in agricultural production; sawmills; storage and sale of seed, feed, fertilizer and other products essential to agricultural production; self-storage facilities; food manufacturing and processing; freight movers; heavy equipment sales and rentals; linen suppliers; manufacturing, processing and packaging (light or general); maritime-related sales, construction, maintenance, and repair; motion picture and television studios; petroleum processing; port facilities; publishing plants for newspapers, books, and magazines; salvage, scrap, and junk storage and processing; storage yards; warehousing facilities; waste disposal and processing; and wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination; wholesaling and distribution	
SCHOOLS AND CULTURAL FACILITIES Art galleries, museums, and libraries; day-care facilities; schools	1 per 500 square feet of office, classroom, gallery space
PLACES OF ASSEMBLY Auditoriums; funeral homes and mortuaries; meeting facilities; gymnasiums; sports arenas; theaters	1 per 125 square feet of assembly area, or 1 per 5 fixed seats, whichever is less
RECREATION Amusement and recreation facilities (outdoor and indoor) involving swimming pools and sports played on courts	1 per 250 square feet of assembly area or seating, plus 2 per court, and 10 per field or pool
SPECIAL USES and CIRCUMSTANCES Agriculture – aquaculture; composting; crop production; forestry; roadside stands; game preserves; livestock grazing; livestock production; livestock veterinary services; zoos Commerce and business – skating rinks; bowling alleys; home occupations; trade or convention centers Industrial – base yards; explosive and toxic chemical manufacturing, storage, and distribution; resource extraction Outdoor recreation – botanical gardens; golf courses; recreation facilities not otherwise specified herein; marinas and marina facilities; boat ramps; golf driving ranges Social and civic service – cemeteries and columbaria; hospitals; prisons; public uses and structures; universities and colleges Transportation – airports; heliports; helistops; truck terminals Utilities and communications – broadcasting antennas; receive-only antennas; utility installations and wind machines.	Determined by Director

(Added by Ord. 20-41)

(b) Method of calculating the number of required parking spaces.

- (1) When computation of the total required parking spaces for a zoning lot results in a number with a fraction of 0.5 or greater, the number of required parking spaces will be the next highest whole number.
- (2) When a building or premises includes uses incidental or accessory to a principal use, the total number of required parking spaces will be determined on the basis of the parking requirements of the principal use. Floor area that may be eliminated for purposes of calculating parking requirements includes:
 - (A) Common areas and accessory recreation areas in multifamily dwellings, hotels, group living facilities, boarding facilities, and consulates;
 - (B) Accessory areas in schools, cultural facilities, places of assembly or other similar uses, except all classrooms, offices, and gallery space;
 - (C) Stairwells and ancillary spaces, when directly and exclusively used for mechanical spaces and not actively used by employees. Mechanical car-wash areas are included in this exemption; and
 - (D) Other areas that do not induce a parking demand, as determined by the director.

(Added by Ord. 20-41)

Sec. 21-6.30 Adjustments and exceptions to parking requirements.

- (a) Change of use. If there is a change in use, the number of off-street parking spaces set forth in Table 21-6.1 for the new use is required, except as provided under Section 21-4.110(e), relating to nonconforming parking and loading.
- (b) For accessory dwelling units, one off-street parking space must be provided in addition to the required off-street parking for the primary dwelling unit, except for accessory dwelling units located within one-half mile of a rail transit station.
- (c) For bed and breakfast homes in areas where parking is required for the dwelling, one off-street parking space for each guest bedroom is required in addition to the required off-street parking for the dwelling.
- (d) Home occupations.
 - (1) Home occupations that depend on client visits including, but not limited to group instruction, must provide one off-street parking space per five clients on the premises at any one time. This parking requirement is in addition to, and the client parking space must not obstruct, the parking spaces required or provided for the dwelling use. Residents of multifamily dwellings may fulfill this requirement by the use of guest parking with the approval of the building owner, building management, or condominium association.
 - (2) On-street parking of commercial vehicles associated with a home occupation is prohibited; provided that the occasional, infrequent, and momentary parking of a vehicle for pickups or deliveries to service the home occupation is allowed.
- (e) In connection with planned development projects, cluster housing, conditional use permits, existing use permits, and within special districts, the director may impose special parking and loading requirements.