



A BILL FOR AN ORDINANCE

TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED MULTI-FAMILY DWELLINGS.

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

SECTION 1. **Purpose.** The purpose of this ordinance is to facilitate the integration of transit services with certain new developments on Oahu. This is to make housing choices more affordable, encourage utilization of the city's mass transportation system, and protect open space.

SECTION 2. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new section to be designated by the revisor of ordinances and to read as follows:

“Sec. 21-5. Transit-oriented multi-family dwellings.

Within AMX-1, AMX-2, AMX-3, BMX-3, and BMX-4 districts, multi-family dwellings shall be deemed to be transit-oriented multi-family dwellings when they are located within one quarter mile of a major transit route. Major transit routes shall be designated by the director of transportation services by rules adopted pursuant to HRS Chapter 91 and represent permanent links with the highest levels of service in the city's public transit system wherein large numbers of passengers are carried and public transit vehicles operate at peak hour headways of 20 minutes or less.”

SECTION 3. Table 21-6.1, Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:



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"Table 21-6.1 Off-street Parking Requirements	
Use¹	Requirement²
AGRICULTURE	
Agricultural products processing (major or minor); animal products 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; and storage and sale of seed, feed, fertilizer and other products essential to agricultural production.	1 per 1,500 square feet
ANIMALS	
Kennels, commercial	1 per 400 square feet, but no less than 4
COMMERCE AND BUSINESS	
Automotive and boat parts and services, but not storage and repair; automobile and boat sales and rentals; catering establishments; dance or music schools; financial institutions; home improvement centers; laboratories (medical or research); medical clinics; offices, other than herein specified; personal services; photographic processing; photography studios; plant nurseries; retail establishments other than herein specified; and veterinary establishments	1 per 400 square feet
Bowling alleys	3 per alley
Business services	1 per 500 square feet



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Use ¹	Requirement ²
Convenience stores; and sales: food and grocery stores (including neighborhood grocery stores)	1 per 300 square feet
Data processing facilities	1 per 800 square feet
Drive-thru facilities (window or machine)	5 stacking spaces
Eating and drinking establishments (including bars, nightclubs, taverns, cabarets, and dance halls)	1 per 300 square feet, provided the total floor area of all eating and drinking establishments comprises 50 percent or more of the floor area developed on the zoning lot. Otherwise, 1 per 400 square feet, including outdoor dining areas.
Laundromats, cleaners: coin operated	1 per 2 washing machines
Sales: appliance, household and office furniture; machinery; and plumbing and heating supply	1 per 900 square feet
Self-storage facilities	1 per 2,000 square feet
Shopping centers ³	1 per 300 square feet
Skating rinks	1 for each 4 skaters of the rink's maximum capacity or 1 per 1,500 square feet of skating surface, whichever is greater.
DWELLINGS AND LODGINGS	
Boarding facilities	2 plus 0.75 per unit
Consulates	1 per dwelling or lodging unit, plus 1 per 400 square feet of office floor area, but not less than 5
Dwellings, detached, duplex and farm	2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)



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Use ¹	Requirement ²	
Dwellings, multifamily, <u>except transit-oriented multi-family</u>	Floor Area of Dwelling or Lodging Units	Required Parking per Unit
	600 sq. ft. or less	1
	More than 600 but less than 800 sq. ft.	1.5
	800 sq. ft. and over	2
Dwellings, <u>transit-oriented multi-family</u>	Floor Area of Dwelling or Lodging Units	
	600 sq. ft. or less	1
	More than 600 but less than 800 sq. ft.	1
	800 sq. ft. and over	1
Hotels: dwelling units	1 per unit	
Hotels: lodging units; and lodging units	0.75 per unit	
INDUSTRIAL		
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 repairing; 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; 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	1 per 1,500 square feet	
Repair establishments, major	1 per 300 square feet	



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Use ¹	Requirement ²
Repair establishments, minor	1 per 500 square feet
Wholesaling and distribution	1 per 1,000 square feet
OUTDOOR RECREATION	
Boat launching ramps	10 per launching ramp
Golf driving ranges	2 per tee stall
Marinas	1 per 2 moorage stalls
Recreation facilities, outdoor and indoor, involving swimming pools and sports played on courts	1 per 200 square feet, plus 3 per court, e.g., racquetball, tennis or similar
SOCIAL AND CIVIC SERVICE	
Art galleries, museums and libraries	1 per 400 square feet
Auditoriums, funeral homes/mortuaries, meeting facilities, sports arenas, and theaters	1 per 75 square feet of assembly area or 1 per 5 fixed seats, whichever is greater
Day-care facilities	1 for each 10 care recipients of design capacity
Schools: elementary and intermediate	1 for each 20 students of design capacity, plus 1 per 400 square feet of office floor space
Schools: high, language, vocational, business, technical, and trade; business colleges	1 for each 10 students of design capacity, plus 1 per 400 square feet of office floor space
TRANSPORTATION AND PARKING	
Automobile service stations	3 per repair stall
Car washing, mechanized	10 standing spaces for waiting vehicles for each car wash rack



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Use ¹	Requirement ²
UTILITIES AND COMMUNICATIONS	
Broadcasting stations	1 per 400 square feet
<p>PARKING TO BE DETERMINED BY THE DIRECTOR</p> <p>Agriculture - aquaculture; composting (major or minor); crop production; forestry; and roadside stands.</p> <p>Animals - game preserves; livestock grazing; livestock production (major or minor); livestock veterinary services; and zoos.</p> <p>Commerce and business - amusement and recreation facilities, indoor and outdoor; home occupations; plant nurseries; and trade or convention centers.</p> <p>Dwellings and lodgings - group living facilities.</p> <p>Industrial - base yards; explosive and toxic chemical manufacturing, storage and distribution; and resource extraction.</p> <p>Outdoor recreation - amusement facilities, outdoor (motorized and not motorized); botanical gardens; golf courses; recreation facilities, outdoor and indoor, other than as herein specified; and marina facilities.</p> <p>Social and civic service - cemeteries and columbaria; hospitals; prisons; public uses and structures; universities and colleges.</p> <p>Transportation and parking - airports; heliports; helistops; and truck terminals.</p> <p>Utilities and communications - broadcasting antennas; receive-only antennas; utility installations (Type A or B); and wind machines.</p> <p>Miscellaneous - All other uses not herein specified</p>	As determined by the director

Notes:

1. Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements.
2. All references to square feet refer to floor area.
3. Parking standards for individual uses shall prevail if they are not part of a commercial use that meets the definition of "shopping center."



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SECTION 4. New ordinance 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 underscoring.

SECTION 5. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Frank Mendelsohn (br)

DATE OF INTRODUCTION:

FEB 14 2008

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20_____.

MUI HANNEMANN, Mayor
City and County of Honolulu

RECEIVED

FEB 14 10 06 AM '08

CITY CLERK
HONOLULU, HAWAII