Zoning and Special District Design Guidelines in Haleiwa
Haleiwa Special District
Introduction & Intent

- Overview of Land Use Ordinance and Haleiwa Special District
- Design Guidelines
- Permit Process
Haleiwa Special District
District Objectives

- Preserve existing rural low-rise form and character
- Preserve and restore historic and cultural buildings
- Retain/enhance pedestrian-oriented uses
- Encourage new development that complements the existing character
- Enhance landscaped open spaces
Chinatown Special District
- Primarily BMX-4
- Height limit in core is 40 feet
Chinatown Special District

Historically Significant Buildings

Historically, culturally, architecturally very high and high value buildings in Chinatown include:

- Oahu Market
- Nippu Jiji
- Hocking Hotel
- Mendonca
- Wo Fat
- Cindy's Leis
- Lai Fong
- Club Hubba Hubba
- Old Honolulu Police Station
- Kamehameha V Building

*Extensive list in Special District Design Guidelines
Haleiwa Special District
Site Planning

- Front yard setback
- Building frontage along setback
- Waterfront setback

Front Yard Setback
A 10-foot front yard setback is required on all lots to provide adequate planting area for street trees. An incentive for porches and canopies at the ground floor level is provided by permitting them to encroach 5 feet into the front yard setback.

Building Frontage Along Setback
In order to maintain the alignment of buildings along the street, at least 50 percent of the building frontage of new structures, except for service stations, must be located at the front yard setback line. An exception to allow greater setback may be considered if the location of the project site is away from pedestrian traffic or no other alternative exists due to topography or vehicular access conditions.

Waterfront Setback
Preservation of natural vegetation along waterways is encouraged by a minimum 20-foot setback from the water’s edge.
Haleiwa Special District Heights

- The height limit for all structures in Business and Industrial zoning districts is 30 feet.
Haleiwa Special District
Architectural Character

- Roof forms and parapets
- Façade treatment
- Doors and windows
- Attic vents
- Porches, canopies, and roll-up shades
- Materials and colors
- Paving
- Railings and fences
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Haleiwa Special District
Mechanical Equipment

INAPPROPRIATE
Haleiwa Special District Exterior Lighting

- Building lighting should be subdued
- Pendant light fixtures similar in style to period fixtures
Haleiwa Special District Signs

- Wood carved or sandblasted with decorative edge
- Serif-style lettering
- Detached illumination

INAPPROPRIATE
Haleiwa Special District
Exterior Furniture

- No contemporary style furniture
Haleiwa Special District
Drive-Thru Facilities

- Vehicle queues are screened
Haleiwa Special District
Mobile Commercial Establishments (MCE)

- Business zoned lots
- Five off-street parking stalls per MCE
- One directory sign
- Color requirements
- Operate on all-weather surface
- Restroom facilities must be screened
Haleiwa Special District
Mobile Commercial Establishments (MCE)

- Business zoned lots
- Five off-street parking stalls per MCE
- One directory sign
- Color requirements
- Operate on all-weather surface
- Restroom facilities must be screened
Haleiwa Special District
Mobile Commercial Establishments (MCE)

- Business zoned lots
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## Haleiwa Special District Project Classification

<table>
<thead>
<tr>
<th>ACTIVITY/USE</th>
<th>REQUIRED PERMIT</th>
<th>SPECIAL CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree removal over six inches in diameter</td>
<td>Minor</td>
<td>If visible from Kamehameha Highway or Haleiwa Road</td>
</tr>
<tr>
<td>Major exterior repair, alteration or addition</td>
<td>Major/Minor</td>
<td>Major if listed and/or if visible from Kamehameha Highway or Haleiwa Road</td>
</tr>
<tr>
<td>Minor exterior repair, alteration or addition</td>
<td>Minor</td>
<td>Includes listed structures</td>
</tr>
<tr>
<td>Exterior repainting that significantly alters the character or appearance of the structure</td>
<td>Minor/Exempt</td>
<td>Minor if listed and/or visible from Kamehameha Highway or Haleiwa Road</td>
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<tr>
<td>Demolition or obstruction of historic structures</td>
<td>Major</td>
<td>Includes listed structures</td>
</tr>
<tr>
<td>Streetscape improvements</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Major above-grade infrastructure improvements</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>New buildings not covered above and mobile commercial establishments</td>
<td>Major/Minor</td>
<td>Major if visible from Kamehameha Highway or Haleiwa Road</td>
</tr>
<tr>
<td>Drive-thru facilities</td>
<td>Minor</td>
<td></td>
</tr>
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Haleiwa Special District
Exemptions from Special District Permit

• Signs
• Tree removal if not visible from Kamehameha Highway or Haleiwa Road
• Detached dwellings and duplex units and accessory structures
• Grading and stockpiling
• Exterior repainting if not visible from Kamehameha Highway or Haleiwa Road
• Minor exterior repair, alteration or addition to non-historic structures
• Interior repairs, alterations and renovations
• Demolition of non-historic structures
• Fences and walls
• Minor above-grade infrastructure improvements
## Haleiwa Special District Application Requirements

- **Special District Permits**

<table>
<thead>
<tr>
<th></th>
<th>MINOR</th>
<th>MAJOR</th>
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<tbody>
<tr>
<td><strong>Time Frame for Processing</strong></td>
<td>45 days</td>
<td>90 days</td>
</tr>
<tr>
<td><strong>Fee Amount</strong></td>
<td>$600 processing (of which $200 is non-refundable application review fee);</td>
<td>$1,200 plus $300/acre up to max $15,000 (of which $400 is non-refundable application review fee)</td>
</tr>
<tr>
<td><strong>Pre-Application Procedures</strong></td>
<td>None</td>
<td>- Pre-Application Meeting (informal)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Presentation to Neighborhood Board</td>
</tr>
<tr>
<td><strong>Requirements</strong></td>
<td>- DPP Master Application</td>
<td>- DPP Master Application</td>
</tr>
<tr>
<td></td>
<td>- Fee</td>
<td>- Fee</td>
</tr>
<tr>
<td></td>
<td>- Written Statement</td>
<td>- Affidavit</td>
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<td>- Environmental Assessment (if applicable)</td>
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<td>- Supplemental Information</td>
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- Applications and instructions found here: [http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx](http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx)
Haleiwa Special District
Review Procedures

MINOR PERMIT
- Review for Acceptance
- Issue Acceptance Notice
- Review Application and Recommendations
- Approve/Deny

MAJOR PERMIT
- Pre-Application Meeting
- Presentation to Neighborhood Board
- Review for Acceptance
- Issue Acceptance Notice
- Agency Comments
- Public Hearing
- Design Advisory Committee
- Recommendations
- Approve/Deny
Haleiwa Special District
Tips & Hints

• Complete application submittal
• Special District Design Guidelines Handbook
• SD permit not in lieu of required building and sign permits
Haleiwa Special District
For More Information

http://www.honoluludpp.org/
info@honoluludpp.org

City and County of Honolulu
Department of Planning & Permitting
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Honolulu, HI 96813
(808) 768-8028