

PALAMA SETTLEMENT
ZONED R5

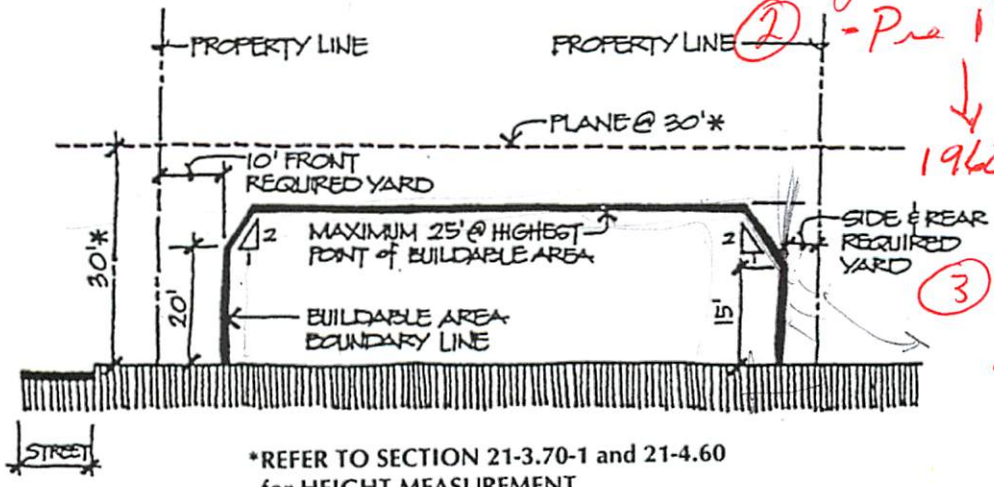
Figure 21-3.10
HEIGHT MEASUREMENT IN
RESIDENTIAL DISTRICTS

- no permit found
for gym
- ht gym > 25' ?

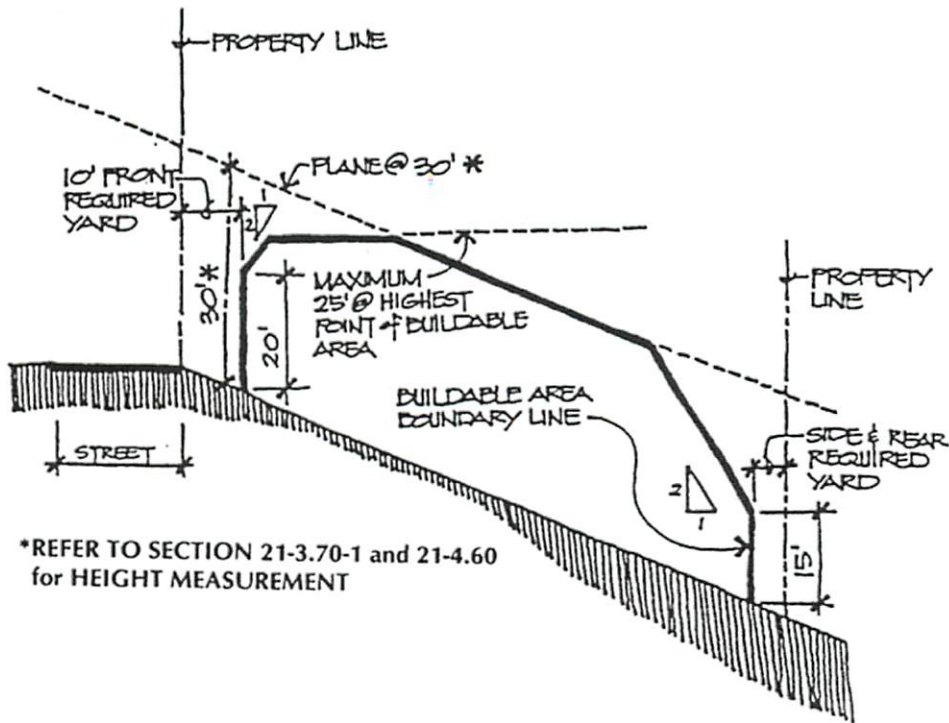
① - ground fastened
② - Pre 1984 Constructo

↓
1960

③ 5' EXCEPTION
21-4.60(c)



*REFER TO SECTION 21-3.70-1 and 21-4.60
for HEIGHT MEASUREMENT



*REFER TO SECTION 21-3.70-1 and 21-4.60
for HEIGHT MEASUREMENT

- (3) Structures on lots with a slope of 15 percent or more shall be governed by a maximum building envelope running parallel to grade at 30 feet in height measured vertically; and which intersects vertical front, rear and side yard planes, each 20 feet in height set at the respective buildable area boundary line. These intersections shall each be made at an angle of 60 degrees measured from the top of the respective yard plane (see Figure 21-3.2).

(Added by Ord. 99-12)

Table 21-3.1
P-2, Agricultural & Country Districts
Development Standards

Development Standard	District			
	P-2	AG-1	AG-2	Country
Minimum lot area (acres)	5	5	3 for major livestock production, 2 for all other uses	1
Minimum lot width and depth (feet)	200	150	150	100
Yards (feet):	Front	15	15	15
	Side and rear	15	10	10
Maximum building area (percent of zoning lot)	5	10 ²	10 ²	25 ²
Maximum height (feet) ¹	15-25	15-25 ³	15-25 ³	15-30
Height setbacks	per Sec. 21-3.40-1(e)	per Sec. 21-3.50-4(c)	per Sec. 21-3.50-4(c)	per Sec. 21-3.60-4(c)

¹Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

²For nonagricultural structures.

³Fifteen feet for nonagricultural structures and dwellings; up to 25 feet are permitted if height setbacks are provided.

(Added by Ord. 99-12)

Sec. 21-3.70 Residential districts--Purpose and intent.

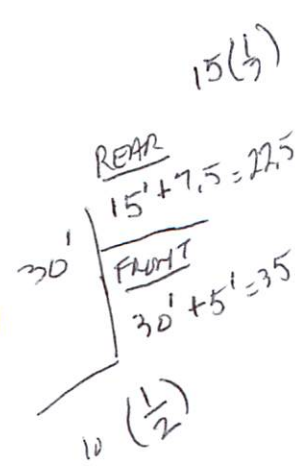
- (a) The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Nondwelling uses which support and complement residential neighborhood activities shall also be permitted.
- (b) The intent of the R-20 and R-10 districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present.
- (c) The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.

(Added by Ord. 99-12)

Sec. 21-3.70-1 Residential uses and development standards.

- (a) Within the residential districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the residential districts, development standards shall be as enumerated in Table 21-3.2.
- (c) Additional Development Standards.
- (1) Maximum Height. The maximum height of structures shall be determined by the building envelope created as the result of the intersection of two planes. The first plane shall be measured horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane shall run parallel to grade, as described in Section 21-4.60(b), measured at a height of 30 feet. If the two planes do not intersect, then the building envelope shall be determined by the first plane (see Figure 21-3.10).
- (2) Height Setbacks.
- (A) Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet (see Figure 21-3.10); and
- (B) Any portion of a structure exceeding 20 feet shall be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.

(Added by Ord. 99-12)



**Table 21-3.2
Residential Districts
Development Standards**

Development Standard		District				
		R-3.5	R-5	R-7.5	R-10	R-20
Minimum lot area (square feet)	One-family dwelling, detached, and other uses	3,500	5,000	7,500	10,000	20,000
	Two-family dwelling, detached	7,000	7,500	14,000	Use not permitted	Use not permitted
	Duplex	3,500	3,750	7,000	Use not permitted	Use not permitted
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses	65 for dwellings, 100 for other uses	100
Yards (feet):	Front	10 for dwellings, 30 for other uses				
	Side and rear	5 for dwellings ¹ , 15 for other uses.			5 for dwellings, 15 for other uses	
Maximum building area		50 percent of the zoning lot				
Maximum height (feet) ²		25-30				
Height setbacks		per Sec. 21-3.70-1(c)				

¹ For duplex 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.

² Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

(Added by Ord. 99-12)

Sec. 21-3.80 Apartment districts—Purpose and intent.

- (a) The purpose of the apartment districts is to allow for a range of apartment densities and a variety of living environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services.
- (b) The intent of the A-1 low density apartment district is to provide areas for low density, multifamily dwellings. It may be applied as a buffer between residential districts and other more intense, noncompatible districts. It would be applicable throughout the city.
- (c) The intent of the A-2 medium density apartment district is to provide areas for medium density, multifamily dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate.
- (d) The intent of the A-3 high density apartment district is to provide areas for high density, high-rise, multifamily dwellings. It is intended for central urban core areas where public services and large infrastructure capacities are present.

(Added by Ord. 99-12)

Sec. 21-3.80 1 Apartment district uses and development standards.

- (a) Within the apartment districts, permitted uses and structures shall be as enumerated in Table 21-3.
- (b) Within the apartment districts, development standards shall be as enumerated in Table 21-3.3.
- (c) Additional Development Standards.
 - (1) Except for necessary access drives and walkways, all yards shall be landscaped.
 - (2) Optional Yard Siting. In the A-2 and A-3 districts, parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
 - (A) An area or areas of open space equivalent to the area to be used for parking or accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;
 - (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
 - (C) Landscaping required under Section 21-4.70 is provided and maintained.
 - (3) Height Setbacks. In the A-2 and A-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of

DENSITY FM 10 TO 20 UNITS/ACRE
BUILDINGS HT < 40' (3 stories)

Requires front yard