Zoning District Boundary Adjustments (ZDBA)

Application Instructions

Per Sec. 21-3.30 (ROH) and Sec. 46-4 (HRS), the Director of Planning and Permitting may adjust zoning district boundary lines between two different districts within a single legal lot of record if:

1. The change does not result in an increase or decrease in any zoning district affecting more than five percent or one acre of any zoning lot, whichever is less;

2. The resulting boundary adjustment is in conformance with the general plan and development plan; and

3. The resulting boundary adjustment does not confer more than a five percent net increase in development potential, as measured by the number of dwelling units or floor area, as permitted by the applicable zoning districts.

Area(s) proposed for adjustment(s) must be within the same State Land Use District. Existing site conditions (e.g. topography, slopes, drainage, and soils) may also be taken into consideration in reviewing request for a ZDBA. The creation of a new zoning district within the existing lot is not permitted.

ZDBA could also be permitted to adjust boundary lines of a district or precinct to coincide with a state land use commission boundary interpretation, when the interpretation results in an increase in the more restrictive state land use district.

Filing Requirements: DPP Planning Division Master Application (2 sets)
$250 Application Review Fee*
$500.00 Application Fee
ZDBA conformance discussion w/maps (2 sets)
Calculations of affected area(s) (2 sets)
Electronic DXF file (tied to state plane)

* The application review fee of $250 is nonrefundable. When the application has been accepted by the Department for processing, the application review fee for the submitted application shall be counted as partial payment towards the total application fee for that submittal. Submit two checks covering both the review fee and the balance of the processing fee.

<table>
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<tr>
<th>Review Fee</th>
<th>$250</th>
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<tr>
<td>Balance for processing fee</td>
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<td>Total</td>
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Make checks payable to the City and County of Honolulu. Once the application has been accepted by the Department for processing, the application fee of $500 is not refundable. The fees shall be waived for city projects.

Revised October 31, 2014
Revised Ordinance of Honolulu (ROH)
Sec. 21-3.30  Zoning maps and interpretations.

(e) The director may adjust boundary lines of a district or precinct under the following conditions:
   (1) The change does not result in an increase or decrease in any zoning district affecting more than five percent or one acre of any zoning lot, whichever is less;
   (2) The resulting boundary adjustment is in conformance with the general plan and development plan; and
   (3) The resulting boundary adjustment does not confer more than a five percent net increase in development potential, as measured by the number of dwelling units or floor area, as permitted by the applicable zoning districts.

The director shall notify in writing the property owner(s) affected by the boundary line adjustment.

(f) The director may adjust boundary lines of a district or precinct to coincide with a state land use commission boundary interpretation, when the interpretation results in an increase in the more restrictive state land use district. In determining the appropriate district or precinct, the director shall take into account surrounding zoning and the intent of the affected state land use district.

Hawaii Revised Statute (HRS)
Sec. 46-4  County zoning.

Nonsignificant zoning changes. Each county may provide by ordinance that nonsignificant changes to zoning boundaries may be made administratively by the designated county agency with responsibility over zoning matters, provided that "nonsignificant changes" shall mean a zoning change which does not result in an increase or decrease in any zoning designation affecting more than five per cent or one acre of any parcel of property, whichever is less, and which is in compliance with the general plan and development plan designation for the property.