TOD Special District Regulations & Zoning

Zoning and Planning Committee • September 22, 2016
Mixed Use Zoning Districts

- **Apartment Mixed Use (AMX)**
  - Allows some commercial uses in areas where mostly apartments are (or will be) located.

- **Business Mixed Use (BMX)**
  - Allows residential uses close to employment and retail.

- **Industrial Mixed Use (IMX)**
  - Promotes & maintains mix of light industrial and commercial uses, with some residential uses allowed in TOD Special District.
Special District – Objectives

• Mixture of density and activity
• Maximize transit ridership
• Alternative modes of transportation
• Connectivity and convenient access
• Quality urban design
• Streetscape amenities
• Mix of housing: affordable and rental housing
• Publicly accessible/useable spaces
Special District – Key Streets
New buildings with entrances facing the street, few blank walls, and lots of windows are safer to walk by and create a lively pedestrian experience.
Ground floors on **key streets** must be active.

Good

Not Good
New store fronts on **key streets** must be transparent.
New buildings on **key streets** must be close to the sidewalk and street corners to create a lively streetscape.
Special District – All Streets
Front Yards

Front yards can be paved as extensions of the sidewalk.

Good

Also Good
Front yards can be paved as an extension of the sidewalk.

Paved yards are easier to keep clean and can be used to attract customers with merchandise displays, dining, benches, bike racks or other public amenities.
New parking lots should be behind buildings.
New parking structures must have active, commercial uses on the ground floor.
Walls in front yards are limited to 3 feet in the AMX zone.

Good

Not Good
Special District – Nonconformities

• Nonconforming Structures: Up to 90% replacement value, new floor area must comply.

• Nonconforming Uses: May be expanded on site, but no new floor area allowed.

• Nonconforming Site Development: Repairs okay, but new structures must comply.
Special District – All Streets Height & Density Bonuses

- Taller, more compact buildings encourage people to use transit.
- For increased height & density, developers will provide more affordable housing, parks and plazas, or better streetscapes.
Community Benefits

“Those project elements which will mitigate impacts of greater heights, greater densities, or modifications to special district development standards.”

- Affordable housing
- Open space and parks
- Right-of-way improvements
- Financial contributions to existing community amenities or public uses
- Facilities that enhance the pedestrian experience
- Facilities that enhance multi-modal transportation
Mahalo!
Questions / Comments?

www.honolulu.gov/tod

Facebook: TODHonolulu
Public Participation Process

• Waipahu Neighborhood TOD Plan
  – 4 public workshops
  – Planning Commission public hearing
  – City Council public hearing → adopted via Resolution 14-47, CD1

• Waipahu TOD Special District Regulations and Zoning
  – Notification letters to affected property owners
    • Zone change properties
    • Special district properties
    • Properties within 300 ft of zone change
  – Standard RFCs: neighborhood board, agencies, community orgs
  – Public workshop: November 2014
  – Planning Commission public hearing: September 2015
  – City Council