
A BILL FOR AN ACT

RELATING TO DETACHED DWELLINGS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended
by adding a new section to be appropriately designated and to
read as follows:

"§46- Detached dwellings; authorization required. (a)

Each county shall adopt ordinances authorizing the construction
and occupation of detached dwelling units upon application in
areas zoned as residential.

(b) Notwithstanding any other law to the contrary, a
county shall not deny issuance of a building permit for a
detached dwelling unit if:

(1) The property contains one single-family dwelling
occupied by the property owner, or family of the
property owner, unless the property owner will occupy
the detached dwelling unit after its completion;

(2) The floor area ratio of the property does not exceed
0.7, including the detached dwelling unit;



1 (3) The number of bathrooms in the detached dwelling unit
2 does not exceed:

3 (A) Two on a zoning lot size up to 6,999 square feet;

4 (B) Three on a zoning lot size between 7,000 and
5 9,999 square feet; or

6 (C) Four on a zoning lot size of 10,000 square feet
7 or greater;

8 (4) The detached dwelling unit is furnished with a kitchen
9 sink, cooking appliance, and refrigeration facilities,
10 each having a clear working space of no less than
11 thirty inches in front;

12 (5) The impervious surface area of the zoning lot does not
13 exceed seventy-five per cent of the total zoning lot
14 area, including the detached dwelling unit;

15 (6) The number of wet bars in the detached dwelling unit
16 does not exceed one; and

17 (7) The detached dwelling unit has a floor area of:

18 (A) At least two hundred twenty square feet;

19 (B) No more than eight hundred fifty square feet if
20 the unit contains one bedroom; or



1 (C) No more than one thousand square feet if the unit
2 contains more than one bedroom;
3 provided that the detached dwelling unit otherwise meets
4 residential permitting requirements."

5 SECTION 2. New statutory material is underscored.

6 SECTION 3. This Act shall take effect upon its approval.



Report Title:

Detached Dwelling Units; Residences; Approval

Description:

Requires each county to adopt ordinances authorizing detached dwelling units that meet certain minimum standards. Prohibits a county from denying a building permit under certain conditions.
(SD1)

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