

JAN 27 2021

A BILL FOR AN ACT

RELATING TO DETACHED DWELLINGS.

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

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

4 "§46- Detached dwellings; authorization required. (a)

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

8 (b) Notwithstanding any other law to the contrary, a
9 county shall not deny approval for a detached dwelling unit if:

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

14 (2) The floor area ratio of the property does not exceed
15 0.7, including the detached dwelling unit;

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



- 1 (A) Two on a zoning lot size up to 6,999 square feet;
- 2 (B) Three on a zoning lot size between 7,000 and
- 3 9,999 square feet; or
- 4 (C) Four on a zoning lot size of 10,000 square feet
- 5 or greater;
- 6 (4) The detached dwelling unit is furnished with a kitchen
- 7 sink, cooking appliance, and refrigeration facilities,
- 8 each having a clear working space of no less than
- 9 thirty inches in front;
- 10 (5) The impervious surface area of the zoning lot does not
- 11 exceed seventy-five per cent of the total zoning lot
- 12 area, including the detached dwelling unit;
- 13 (6) The number of wet bars in the detached dwelling unit
- 14 does not exceed one; and
- 15 (7) The detached dwelling unit has a floor area of:
- 16 (A) At least two hundred twenty square feet;
- 17 (B) No more than eight hundred fifty square feet if
- 18 the unit contains one bedroom; or
- 19 (C) No more than one thousand square feet if the unit
- 20 contains more than one bedroom;



S.B. NO. 1276

1 provided that the detached dwelling unit otherwise meets
2 residential permitting requirements."

3 SECTION 2. New statutory material is underscored.

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

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INTRODUCED BY:

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S.B. NO. 1276

Report Title:

Detached Dwelling Units; Residences; Approval

Description:

Requires each county to adopt ordinances authorizing detached dwelling units that meet certain minimum standards.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

