
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 issuance of a building permit for a
10 detached dwelling unit if:

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

15 (2) The floor area ratio of the property does not exceed
16 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.



S.B. NO. 1276
S.D. 1

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)

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

