

JAN 21 2022

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# A BILL FOR AN ACT

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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;



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



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**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.

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

