

RESIDENTIAL ZONING REQUIREMENTS

COUNTY OF KAUAI

THE FOLLOWING REQUIREMENTS MUST BE MET FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE IN RESIDENTIAL ZONING:

A plot plan, drawn to scale, must be provided and must show the following:

1. Location of all existing and proposed buildings and structures, paved driveways, sidewalks, and cesspools.
2. Building setbacks from property lines conforming to the following minimum standards:

- Front.....10 feet;
- Side.....5 feet or 1/2 the wall height, whichever is greater (check also with State Health Dept.);
- Rear.....10 feet.

3. Distance Between Buildings

Depending on orientation, distance range between 10 ft. and 30 ft. minimum. (refer to Sec. 3.015C of the CZO, Ord. No. 164).

4. Lot Coverage:

The ground covered by buildings, paved areas, sidewalks, and ground floor decks cannot exceed 50% of the total lot area.

5. Parking:

A minimum of two additional parking stalls are required for the additional dwelling unit (ADU). All parking must be provided entirely on the lot and not on the street.

6. Building Height:

Ground to peak of roof	= *30 ft. maximum	Sec. 3.017B of
Ground to wall plate line	= 20 ft. maximum	CZO, Ord. No.
		164

For North Shore of Kauai (Haena to Princeville)

Ground to peak of roof	= *25 ft. maximum	Sec. 3.041
Ground to wall plate line	= 20 ft. maximum	Ord. No 239

*May vary in flood hazard zones.