

NOTICE OF PUBLICATION AND NOTICE OF PUBLIC HEARING

Notice is hereby given that the Kaua'i County Council will hold a public hearing on Wednesday, August 13, 2025, at 8:30 a.m., or soon thereafter, at the Council Chambers, 4396 Rice Street, Room 201, Historic County Building, Līhu'e, on the following:

25 JUL 17 A8:02

Bill No. 2961

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8 AND CHAPTER 10, KAUAI COUNTY CODE 1987, AS AMENDED, RELATING TO THE PLANTATION CAMP DISTRICT WILDFIRE AND WILDLAND URBAN INTERFACE (WUI) (*County of Kaua'i Planning Department, Applicant*) (ZA-2025-11)

This Bill proposes to amend Chapter 8 and Chapter 10, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO) and the West Kaua'i Community Plan Implementing Ordinance. This proposal includes amendments to Chapter 8, Article 8A, for the Plantation Camp District (PC), and Chapter 10, Article 3, to incorporate provisions addressing wildland urban interface (WUI) wildfire hazards. The implementation of the Plantation Camp Wildland Urban Interface regulations within Special Planning Areas O, P, and Q will provide a comprehensive framework for addressing wildfire hazards in these areas.

Bill No. 2962

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, KAUAI COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUAI COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020) (*County of Kaua'i Planning Department, Applicant*) (ZA-2025-4) (*Numila – West Kaua'i Community Plan Amendment*)

This Bill proposes to amend Chapter 10, Article 3, Kaua'i County Code 1987, as amended (Kaua'i County Code), relating to the West Kaua'i Community Plan (WKCP). The proposal amends Article 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area P, which shall be referred to as the "Numila Plantation Camp Walkable Mixed-Use District," and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" (AG) to "Plantation Camp" (PC) within the SPA-P boundaries.

Bill No. 2963

A BILL FOR AN ORDINANCE AMENDING "KAUAI KĀKOU – KAUAI COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUAI (*County of Kaua'i Planning Department, Applicant*) (GPA-2025-2) (*Numila – General Plan Amendment*)

This Bill proposes to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i) as shown in the exhibits attached to Bill No. 2963. The subject property, referred to as "Numila Camp," is located adjacent to the Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

Bill No. 2964

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I (*County of Kaua'i Planning Department, Applicant*) (A-2025-2) (*Numila – State Land Use Amendment*)

This Bill proposes to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) Parcel (4) 2-2-001:001 from Agricultural (AG) to Urban (U).

Bill No. 2965

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020) (*County of Kaua'i Planning Department, Applicant*) (ZA-2025-6) (*Kā'awanui – West Kaua'i Community Plan Amendment*)

This Bill proposes to amend Chapter 10, Article 3, Kaua'i County Code 1987, as amended (Kaua'i County Code), relating to the West Kaua'i Community Plan (WKCP). The proposal amends Article 10-3 of the Kaua'i County Code relating to text and mapping requirements to establish a Special Planning Area "Q," which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed-Use District," and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" (AG) to "Plantation Camp" (PC) within the SPA-Q boundaries.

Bill No. 2966

A BILL FOR AN ORDINANCE AMENDING "KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I (*County of Kaua'i Planning Department, Applicant*) (GPA-2025-3) (*Kā'awanui – General Plan Amendment*)

This Bill proposes to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i) as shown in the exhibits attached to Bill No. 2966. The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to as "Kā'awanui Village," is located approximately one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

Bill No. 2967

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I (*County of Kaua'i Planning Department, Applicant*) (A-2025-3) (*Kā'awanui – State Land Use Amendment*)

This Bill proposes to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) Parcel (4) 1-7-006:006 from Agricultural to Urban.

Bill No. 2968

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8, KAUAI COUNTY CODE 1987, AS AMENDED, RELATING TO ZONING BOUNDARIES IN MAKAWELI AND WAHIAWA, KAUAI (*County of Kaua'i Planning Department, Applicant*) (ZA-2025-10)

This Bill proposes to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcels, identified as Tax Map Key (TMK) Parcels (4) 1-7-006:006, (4) 1-7-006:003, (4) 2-2-001:001, and (4) 1-7-006:001 from Agriculture (AG) to Plantation Camp (PC). For Kā'awanui Camp (Camp 6), the proposed reclassification facilitates the reconstruction and repair of existing structures and removes the limitations imposed by nonconforming status under Chapter 8, Article 13, Kaua'i County Code 1987, as amended. The Plantation Camp zoning boundary for Kā'awanui Camp (Camp 6) also includes an adjacent 14.9-acre area to accommodate additional growth. Any construction in this area is required to meet the associated Form-Based Code standards and the Wildland Urban Interface (WUI) regulations. For Numila Camp, the proposed zoning boundary expansion is a 14.9-acre adjacent area to allow for continued growth of the historic residential community within the existing camp's form and character. Any construction in this area is required to meet the associated Form-Based Code standards and the WUI regulations. For Pākalā Camp, accommodations are made for relocation and/or rebuilding of existing dwelling units currently located within identified coastal hazard areas. These hazards include sea level rise, coastal erosion, passive flooding, high wave run-up, and storm surge. This coastal hazard area is identified as the Coastal Hazard Send Sector. The newly expanded area of Pākalā Plantation Camp is identified as the Coastal Hazard Receive Sector. Relocated dwelling units or their respective density rights will move from the Coastal Hazard Send Sector to the Coastal Hazard Receive Sector. Any new construction in this Receive Sector will be required to meet the associated WUI regulations. No other dwelling units will be allowed in the Receive Sector. For Kaumakani Avenue, the proposed zoning boundary expansion includes a portion of the existing plantation camp that was initially not included in the Kaumakani Avenue Plantation Camp (PC) Zoning District. This amendment ensures uniform application of the WUI standards across the full extent of the developed camp area.

Any person may testify at the public hearing, and at any Council and Committee Meeting (at which time any Bill may be amended). Meeting notices and full-text Bills are available at least six (6) days in advance at the Office of the County Clerk, Council Services Division and kauai.gov/Government/Council/Webcast-Meetings. Written testimony may be submitted via counciltestimony@kauai.gov, mail, or fax. For further information, please call (808) 241-4188.

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that the Kaua'i County Council passed on first reading and ordered to print Bill Nos. 2961, 2962, 2963, 2964, 2965, 2966, 2967, and 2968 during the July 16, 2025 Council Meeting, by the following vote:

AYES:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
NOES:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapoza	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu‘e, Hawai‘i
July 16, 2025

/s/ Jade K. Fountain-Tanigawa
County Clerk, County of Kaua‘i

NOTE: IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF THE COUNTY CLERK, COUNCIL SERVICES DIVISION AT (808) 241-4188 OR COKCOUNCIL@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST.

UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

(One publication – The Garden Island – July 23, 2025)

ORDINANCE NO. _____

BILL NO. 2961

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8 AND CHAPTER 10,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO THE PLANTATION CAMP DISTRICT
WILDFIRE AND WILDLAND URBAN INTERFACE (WUI)**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-11)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUAI, STATE OF HAWAII:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Chapter 8 and Chapter 10, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO) and the West Kaua'i Community Plan Implementing Ordinance. This proposal includes amendments to Chapter 8, Article 8A, for the Plantation Camp District (PC), and Chapter 10, Article 3, to incorporate provisions addressing wildland urban interface (WUI) wildfire hazards.

SECTION 2. Findings. The Council finds that the Plantation Camp communities are located within areas identified as high-risk zones for wildfires, which pose significant threats to public health, safety, and property. As such, it is necessary to implement regulations that will mitigate the risks of wildfires through proactive planning, building standards, and vegetation management, ensuring the safety of residents while preserving the historic character of the communities.

The Council finds that the implementation of the Plantation Camp Wildland Urban Interface regulations within Special Planning Areas O, P, and Q will provide a comprehensive framework for addressing wildfire hazards in these areas.

SECTION 3. The content of Chapter 8, Article 8A, Plantation Camp Districts (PC), Kaua'i County Code 1987, as amended, is amended as follows:

ARTICLE 8A

**Plantation Camp [Districts] District (PC) Wildfire and Wildland Urban
Interface (WUI)**

Section 8-8A.1. Purpose.

The Plantation Camp District is established to ensure that the historic use of these sites can continue in perpetuity by allowing the continued use, maintenance, repair, and rebuild of existing structures to occur. Additionally, the Plantation Camp District addresses the growing threat of wildfires to the Plantation Camps' Wildland Urban Interface (WUI). This Article serves the following purposes:

- (a) To minimize the threat to public health and safety due to wildfire

hazards associated with the Plantation Camps' Wildland Urban Interface.

(b) To promote and require the removal and maintenance of those vegetation species around the Plantation Camps most associated with WUI wildfires on Kaua'i.

(c) To establish defensible spaces and home hardening requirements in the Plantation Camps to reduce vulnerability from wind-blown embers that can land on combustible material and ignite, propagating fire spread through spotting.

(d) To reduce rescue and relief efforts that are associated with WUI wildfire operations in the Plantation Camps.

Section 8-8A.2. Plantation Camp District Development Standards.

(a) New buildings and structures in the Plantation Camp [(PC)] District (PC) shall be subject to the development standards established in Sections 8-4.3 and 8-4.5 of this Chapter.

(b) Nonconforming buildings and structures in the Plantation Camp [(PC)] District.

(1) Buildings and structures that do not conform to the regulations established by this Chapter and that lawfully existed prior to December 3, 2020 may be maintained, transferred, and sold, provided that the Planning Commission may, after hearing, order the removal of a nonconforming structure that creates substantial danger to public health or safety.

(2) Any nonconforming structure, except as otherwise regulated, may be repaired, maintained, demolished, and rebuilt insofar as the following requirements are met:

(A) The rebuild does not expand or enlarge the structure;
and

(B) The repair or rebuild are subject to the requirements of Chapter 8, Article 27, Kaua'i County Code 1987, as amended and Chapters 12 through 15A, Kaua'i County Code 1987, as amended.

(3) The Director may allow the rebuild of a nonconforming structure in a different location from where it originally occupied if the following requirements are met:

(A) The applicant can demonstrate how the new location

will better mitigate the structure's vulnerability to environmental hazards; and

(B) The proposed rebuild structure is not an expanded or enlarged version of the original structure; and

(C) The repair or rebuild are subject to the requirements of Chapter 8, Article 27, Kaua'i County Code 1987, as amended and Chapters 12 through 15A, Kaua'i County Code 1987, as amended.

(c) Nonconforming uses in the Plantation Camp District [(PC)]. A nonconforming use of land, building, or other structure may continue to the extent that the use lawfully existed prior to December 3, 2020 as provided in this Section, provided that the Planning Commission may, after hearing, order the termination of a nonconforming use that creates substantial danger to public health or safety.

(d) Residential Density. No new or additional residential density shall be permitted beyond, or in addition to, the existing residential density established by the existing nonconforming residential structures.

Section 8-8A.3. Limitations on Subdivision of Parcels in Plantation Camp Districts.

(a) Subdivision in the Plantation Camp [(PC)] District shall be subject to the subdivision standards established in Section 8-8.3 of this Chapter.

(b) For the purposes of subdivision, and the application of Section 8-8.3, the portion of the subject lot that is within the Plantation Camp [(PC)] District shall be considered as within the Agriculture Zoning District.

Section 8-8A.4. Pākalā Camp Coastal Hazard Managed Retreat.

(a) In Pākalā Camp there is a coastal hazard area subject to sea level rise, coastal erosion, storm flooding, passive flooding, and high wave run-up. This area is identified as the Coastal Hazard Send Zone on Zoning Map ZM-200.

(b) In Pākalā Camp there is a mauka area that is not subject to coastal hazards that is to be used for the managed retreat of those structures in that Coastal Hazard Send Zone. This mauka area is identified as the Coastal Hazard Receive Zone on Zoning Map ZM-200.

(c) A dwelling unit located in the Coastal Hazard Send Zone may be relocated to the Coastal Hazard Receive Zone.

(d) If a dwelling unit in the Coastal Hazard Send Zone is demolished or destroyed, it may not be rebuilt at its original site or anywhere within the Coastal

Hazard Send Zone. A demolished dwelling unit in the Send Zone may have its respective density entitlement transferred to the Coastal Hazard Receive Zone and be built in accordance with the following standards:

(1) The proposed dwelling unit is not an expanded or enlarged version of the original structure; and

(2) The proposed dwelling unit is subject to the Wildland Urban Interface (WUI) regulations in Section 8-8A.5.

(e) Aside from those dwelling units proposed under Section 8-8A.4(c) and (d), no other dwelling units shall be allowed in the Coastal Hazard Receive Zone.

§ 8-8A.5. Plantation Camp Wildland Urban Interface.

(a) General Provisions.

(1) Lands Included.

(A) All lands within the Plantation Camp Zoning District.

(B) For resilient vegetation purposes, all lands adjacent to the Plantation Camp Zoning District.

(2) Other Laws and Regulations. All improvements, clearing, and maintenance subject to this Article shall comply with other applicable laws and regulations, including but not limited to the State and County Fire Codes, Building Code, Subdivision Ordinance, Special Management Area regulations, and Sediment and Erosion Control Ordinance. In case of a conflict between this Article and the requirements of any other Federal, State, or County law, such as the State Fire Code or the County Fire Code, the more restrictive requirements shall apply.

(3) The County shall not be liable for expenses incurred in the removal or replacement of any material required for the landowner to comply with this Article or to allow inspection.

(4) Interpretation. In the interpretation and application of this Article, all provisions shall be:

(A) Considered as minimum requirements;

(B) Liberally construed in favor of the County; and

(C) Deemed to neither limit nor repeal any other requirement.

power, or duty prescribed under Federal, State, or County law.

(5) Warning and Disclaimer of Liability. The degree of wildfire and wildland urban interface required by this Article is considered reasonable for regulatory purposes and is based on wildfire hazard assessment considerations. Wildfires can and will occur on occasion. This Article does not imply that land outside the area of the Plantation Camp WUI will be free from wildfire risk. This Article shall not create liability on the part of the County of Kaua'i or any officer or employee for any damages that result from reliance on this Article or any administrative decision lawfully made based on this Article.

(b) Definitions.

"Advancing Standards Transforming Markets (ASTM)" means the organization (formerly referred to as the American Society for Testing and Materials) that develops standards and publishes voluntary consensus technical international standards for a wide range of materials, products, systems, and services.

"Area A" means the area identified by the Plantation Camp WUI Viewer that is within the Plantation Camp District boundaries and is vacant or undeveloped on *DATE* (the effective date of Ordinance No. ****).

"Area B" means the area identified by the Plantation Camp WUI Viewer that is within the Plantation Camp District boundaries and was previously developed and is an existing built environment on *DATE* (the effective date of Ordinance No. ****).

"County" means the County of Kaua'i.

"Defensible space" means an area either natural or manmade, where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire through a wildland area and to create an area for structure defense operations to occur.

"Fire-prone vegetation" means material that in its natural state can readily ignite, burn, and rapidly transmit fire. For the purposes of this Article this definition is limited solely to the three following plant species: 1) Megathyrsus maximus or commonly known as "Guinea Grass," 2) Leucaena leucocephala or commonly known as "Haole Koa," and 3) Cenchrus ciliaris or commonly known as "Buffel Grass."

"Fire Stopped" means the process of filling openings and joints between walls, floors, and roofing material to inhibit the spread of fire between compartments

within a structure.

“Firewood” means any kindling, logs, timber, or other portions of a tree of any species four (4) feet or less in length, cut or split, or intended to be cut or split, into a form and size appropriate for use as fuel for fires in an open pit, imu, grill, fireplace, stove, or other wood burning furnace or device.

“Ignition-resistant” as applied to building construction material means a material treated or manufactured to delay ignition and tested to conform to ASTM E84 or ASTM E2768. Examples include but are not limited to fire-treated wood, dense hardwoods like ipe, and fiber-cement boards.

“Noncombustible” as applied to building construction material means a material of which no part will ignite and burn when subjected to fire and tested to conform to ASTM E136. Examples include but are not limited to concrete, metal, glass, and stone.

“Noncombustible roof covering” means a roof covering consisting of any of the following: (1) cement (or fiber-cement) shingles or sheets, (2) ferrous shingles or sheets, or (3) slate shingles.

“Noncombustible zone (NCZ)” means the area of land that extends 5 feet measured perpendicularly from the edge of the exterior walls of a structure and any unenclosed appendages or projections (including but not limited to lānais, porches, and stoops).

“Plantation Camp Wildland Urban Interface (WUI) Viewer” means an online atlas in effect on *DATE* (the effective date of Ordinance No. ****) and generated through an analysis of the Kauaʻi Community Wildfire Protection Plan, 2024, additional consultation with the Kauaʻi Fire Department, Kauaʻi Emergency Management Agency, and the Hawaiʻi Wildfire Management Organization. The Viewer indicates the Plantation Camp WUI district boundaries.

“Roof assembly” means a system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier (i.e., insulation), ignition (fire) barrier, insulation, or a vapor retarder.

“Roof covering” means the covering applied to the roof deck for weather resistance or appearance. The roof covering and underlying components are part of the fire rating for the roof assembly.

“Roof deck” means that flat or sloped surface of a roof not including its supporting members or vertical supports.

“Structure, Accessory” means a structure that is subordinate to, and the use of which is incidental to that of the primary structure or use on the same lot or parcel and not used for human occupancy of habitation. An accessory structure is not a primary structure.

“Structure, Primary” means a structure that is conducted the principal use of the zoning district. In the Plantation Camp primary structures include but are not limited to residential dwelling units, commercial buildings, and schools. A primary structure is not an accessory structure.

“Substantial improvement” means any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a 10-year period, where the cumulative cost equals or exceeds 50% of the market value of the structure before the start of construction of the first improvement during that 10-year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The value of any substantial improvement shall be determined by the Planning Director or his/her authorized representative. The term does not, however, include any project for improvement of a structure to correct existing violations of a State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

“Unenclosed Accessory Structure” means an accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

“Wildfire” means an uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

“Wildland” means an area in which development is essentially nonexistent, except for roads, railroads, power lines, and similar facilities.

“Wildland Urban Interface (WUI)” means the zone of transition between unoccupied land and human development. It is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

(c) Primary Structure Zone.

(1) Construction Requirements. For any newly proposed primary structures, or substantial improvements of existing structures, the following construction requirements shall be met:

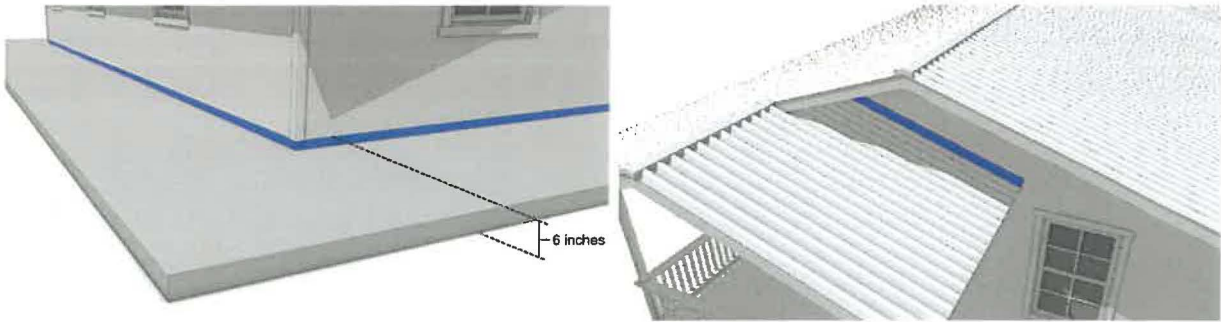


(A) Roofs. Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108. For roof assemblies where the profile allows a space between the roof covering and roof deck, the space shall be fire-stopped to prevent entry of flames or embers.

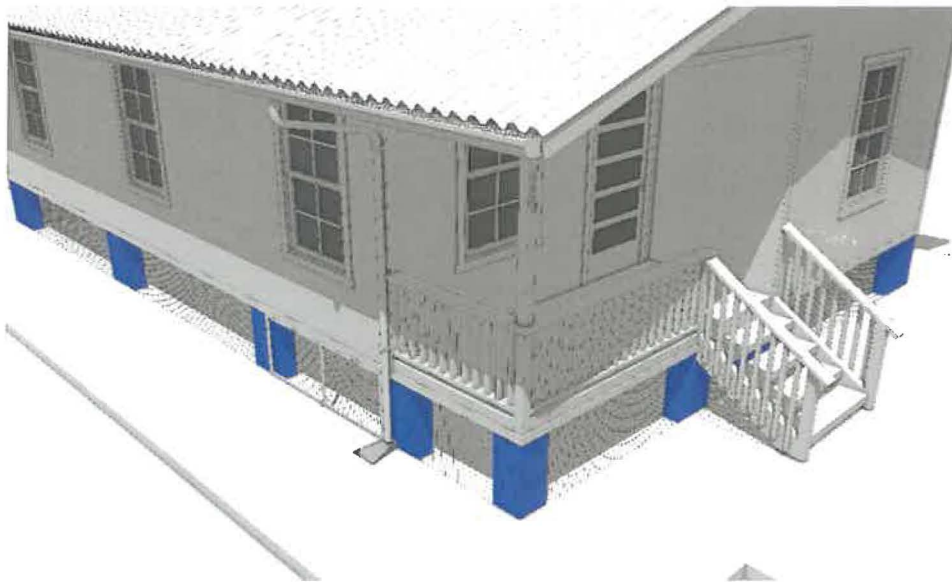


(B) Gutters and Downspouts. Gutters and downspouts shall be constructed of metal material. Gutters shall be covered with a

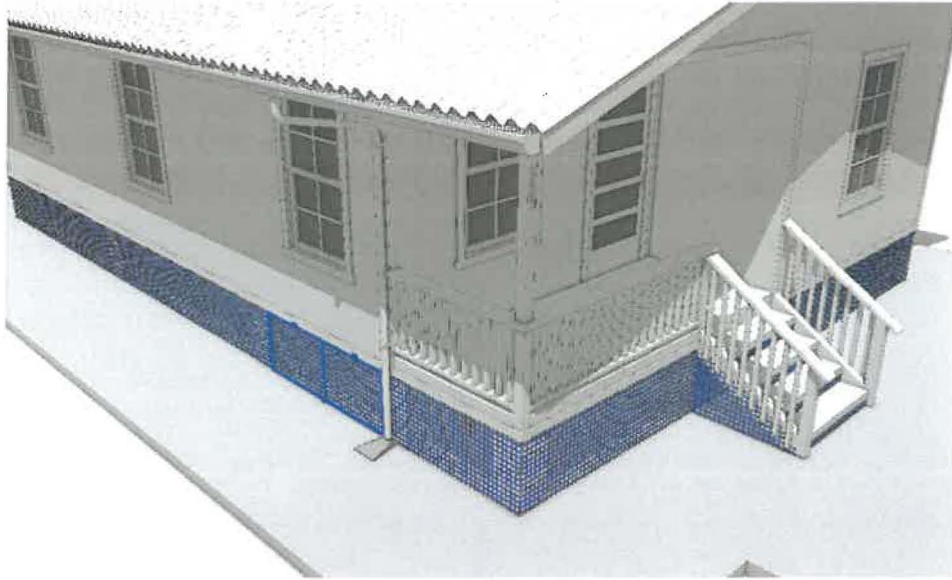
noncombustible material to prevent the accumulation of debris within the gutter.



(C) Exterior walls. A minimum of 6 inches of noncombustible material vertically on the exterior of the wall shall be installed at the ground, decking, and roof intersections.



(D) Post and pier. If any primary structure is elevated, the post and pier material shall be noncombustible.



(E) Underfloor Enclosure. Primary structures elevated on post and pier and any attached appendages and projections such as decks, lānais, porches, and stoops elevated on post and pier shall have underfloor areas enclosed to the ground with noncombustible corrosion-resistant mesh screen size not to exceed 1/8 inch (3.2 mm). The mesh shall meet the following additional requirements:

(i) Extended down to be flush with grade and abut against the adjacent 5-foot concrete hardscape groundcover required under Section 8-8A.5(d)(1); and,

(ii) Any associated material including but not limited to framing material or covering material (such as lattice) shall be noncombustible; and,

(iii) At least one area of the underfloor area mesh screening shall be constructed and framed in a manner to allow a minimum 16" x 24" of the mesh screen to be removed for access and maintenance purposes of the underfloor area. The framing and any other associated material for this access section of the mesh screening shall be made of noncombustible material.

(F) Appendages and projections. Unenclosed appendages and projections attached to buildings such as decks, lānais, porches, and stoops elevated on post and pier shall have underfloor areas enclosed to the ground with noncombustible corrosion-resistant mesh screen size not to exceed 1/8 inch (3.2 mm) pursuant to Subsection 8-8A.5(c)(1)(E). Construction of appendages and projections shall meet the following

additional requirements:

(i) When elevated, to prevent any ember intrusion beneath the underfloor area, all floorboards shall be flush with each other without any parallel space apart from each other.

(ii) Noncombustible or ignition-resistant material is required for all flooring material.

Exception: if the flooring material, such as floorboards, are comprised of combustible material, at a minimum all floorboards perpendicular to a wall or a post shall be ignition resistant within 6 inches of the deck-to-wall or deck-to-post intersection.

(iii) Noncombustible or ignition-resistant material is required for all walls and posts that are perpendicular to the deck.

Exception: if the wall or post is comprised of combustible material, at a minimum the wall or post shall have 6 inches of noncombustible flashing installed at the wall-to-deck or post-to-deck intersection.



(G) Vents. Ventilation openings for enclosed attics (e.g., gable ends, ridge ends, and enclosed eave soffit spaces), enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations, and crawl spaces; under eaves and cornices; or for any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall resist the intrusion of burning embers and flames by meeting one of the following requirements:

(i) Performance-based requirements: Corrosion-resistant ember and flame-resistant vents tested to conform to ASTM E2886.

(ii) Prescriptive-based requirements: Vents shall be made of a noncombustible material and covered on the exterior with noncombustible corrosion-resistant mesh with openings not to exceed 1/16 inch (1.6 mm).

Exceptions: Dryer vents shall have a properly functioning solid louver or flap in lieu of mesh. Plumbing vents are excluded from these requirements.



(H) Exterior glazing. Each primary structure's exterior windows, window walls, and glazed doors, windows within exterior doors shall be multipaned glass with at least two tempered panes, glass blocks (windows only) or have a fire protection rating of not less than 20 minutes and tested to conform to ASTM E119.



(I) Addressing. Each primary structure shall have its address marked on its exterior thoroughfare facing wall, and it shall be clearly visible from the thoroughfare.

(2) Maintenance Requirements. For all primary structures, the following maintenance requirements shall be met:

(A) The roof shall be kept clear of debris, paying particular attention to roof intersection area (e.g., roof-to-wall, at entry to through-roof vents, and at the roof edge, if a gutter is installed).

(B) Gutters and downspouts shall be kept clear of debris such as leaves and pine needles.

(C) Unenclosed appendages and projections attached to buildings such as decks, lānais, porches, carports, and stoops shall meet the following requirement:

(i) Only noncombustible items or materials are allowed to be stored or placed within the attached unenclosed appendages and projections. Any combustible materials in this area shall be enclosed entirely within a noncombustible storage unit sealed in a manner that prohibits any fire ember intrusion into the unit.

(D) The requirements of Subsection 8-8A.5(c)(2) may be waived for Area B identified in the Plantation Camp WUI Viewer if an alternative maintenance management plan is accepted and approved by the Fire Department.

(d) Zone 0: 5-Foot Noncombustible Zone (NCZ) Requirements.



(1) Construction Requirements. For any newly proposed primary structures, or substantial improvements of existing primary structures, a 5-foot groundcover comprised of concrete hardscape with a depth of at least 4 inches shall be constructed in the NCZ. This is not required for accessory structures.

(A) In Area B, alternative hardscape commensurate to concrete approved by the Planning Director may be substituted for concrete when the respective slope of the NCZ exceeds 10 percent.

(2) Maintenance Requirements. This zone is the most critical zone of defensible space and requires the most stringent fuel reduction and regular maintenance to protect against wildfire. In the NCZ the following regulations shall apply:

(A) Ground cover within the NCZ shall be noncombustible and free of debris such as leaves and pine needles.

(B) Fire-prone vegetation overhanging the roof is prohibited within the NCZ.

(C) Only noncombustible items or materials are allowed. Any combustible materials in this area shall be enclosed entirely within a noncombustible storage unit sealed in a manner that prohibits any fire ember intrusion into the unit.

(3) The requirements of Subsection 8-8A.5(d)(2) may be waived for

Area B identified in the Plantation Camp WUI Viewer if an alternative vegetation management plan is accepted and approved by the Fire Department.

(e) Zone 1: 30-Foot Defensible Space Requirements.



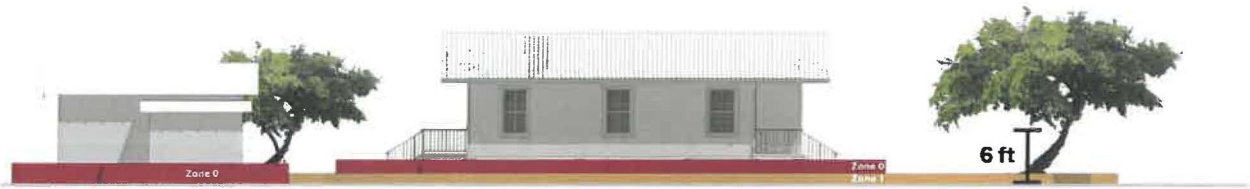
(1) Construction Requirements. In Area A, all primary structures shall be setback at least 30 feet from any other primary structures measured from the edge of each primary structure's exterior walls or its unenclosed appendages or projections (including but not limited to lānais, porches, and stoops).

(2) Maintenance Requirements. The area beyond the primary structure shall have a regularly maintained defensible space of 30 feet measured from the edge of the exterior walls of the primary structure and its unenclosed appendages and projections (including but not limited to lānais, porches, and stoops). This includes:

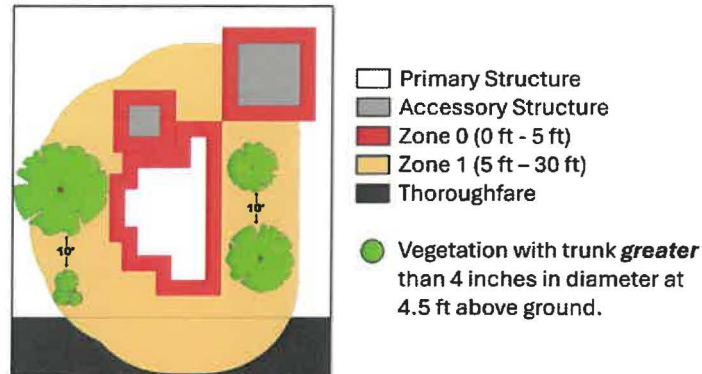
(A) Routine removal of accumulated vegetative debris, which may include but not be limited to fallen pine needles, leaves, twigs, and any dead vegetation, including piles from pruning.

(B) Vegetation with canopies within 30 feet of a primary structure shall be maintained as follows:

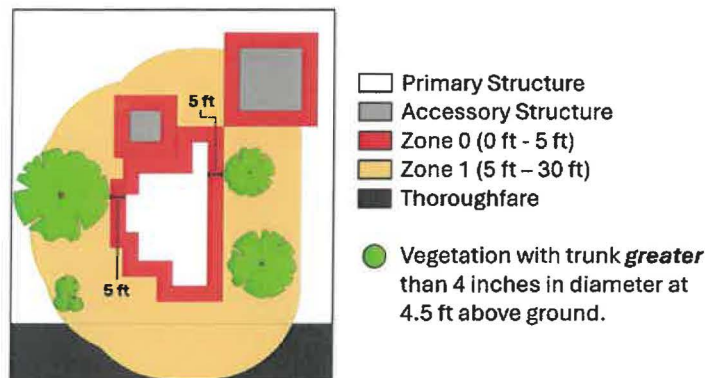
(i) Vegetation with a trunk of 4 inches in diameter or greater when measured at a height of 4.5 feet above the ground:



(a) Shall have limbs and branches pruned to a minimum height of 6 feet off the ground.

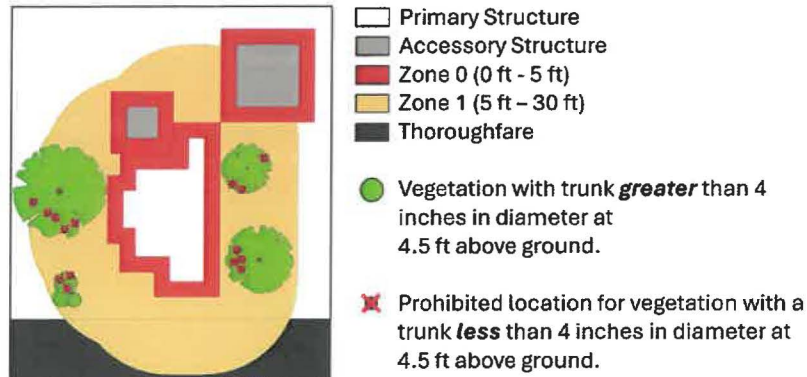


(b) Shall have a minimum of 10 horizontal feet of spacing between the tree canopy and the next closest tree, shrub, or bush canopy, but may be clustered in small groupings with a combined canopy not larger than 10 feet in horizontal diameter.

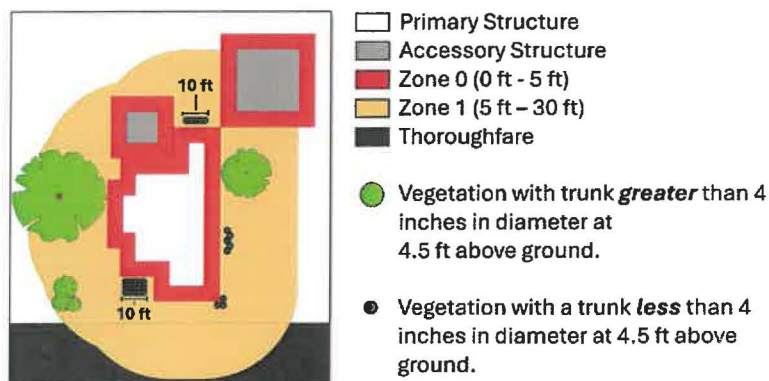


(c) Shall have a minimum of 5 horizontal feet between a tree canopy and the primary structure.

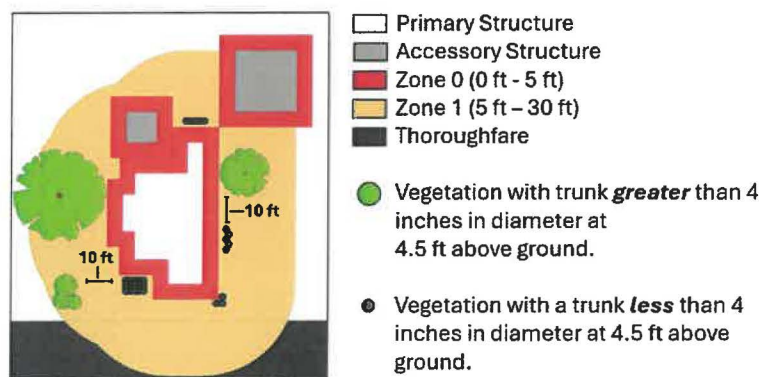
(ii) Vegetation with a trunk less than 4 inches in diameter when measured at a height of 4.5 feet above the ground or less than 4.5 feet tall:



(a) Are prohibited under larger trees.



(b) Are prohibited from having a canopy larger than 10 feet in horizontal diameter, but may be clustered in small groupings with a combined canopy not larger than 10 feet in horizontal diameter.



(c) Shall have a minimum horizontal space between canopies of at least 10 feet.

(iii) Firewood is prohibited in this 30-foot defensible space area from the primary structure. Firewood is only allowed in this area if it is enclosed entirely within a noncombustible

storage unit sealed in a manner that prohibits any ember intrusion into the unit during a wildfire event.

(C) Fire-prone vegetation is prohibited 30 feet from any primary structure, measured from the edge of the exterior walls of the primary structure and its unenclosed appendages, and projections (including but not limited to lānais, porches, and stoops).

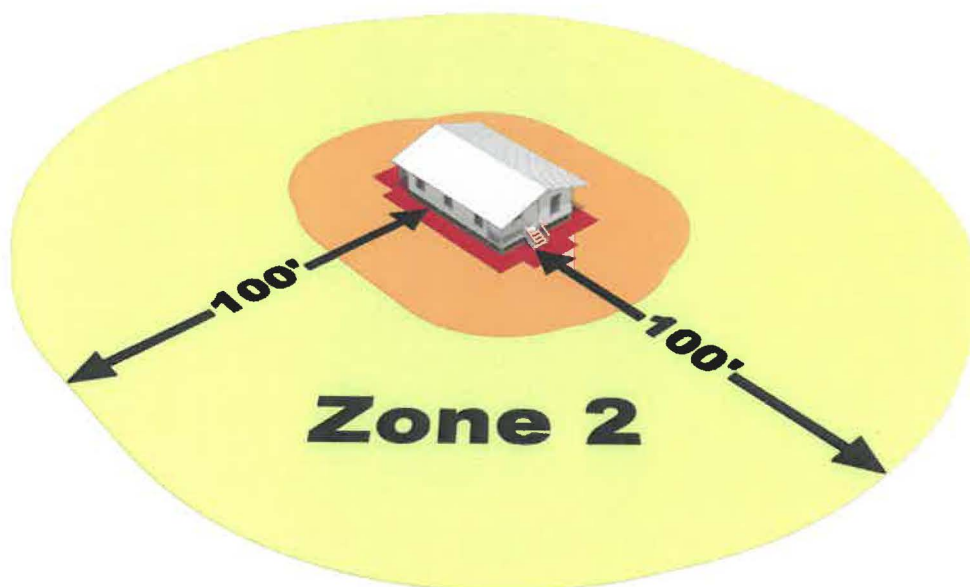
(D) The following plant species are exempt from the requirements of Subsection 8-8A.5(e)(2):

(i) Colocasia esculenta, also known as kalo or taro.

(ii) Musa, also known as banana.

(D) The requirements of Subsections 8A.5(e)(2) may be waived for Area B identified in the Plantation Camp WUI Viewer if an alternative vegetation management plan is accepted and approved by the Fire Department.

(f) Zone 2: 30-Foot to 100-Foot Resilient Landscape Requirements.



(1) Maintenance Requirements: The Plantation Camp District shall manage Zone 2 as follows:

(A) Fire-prone vegetation shall not exceed eighteen (18) inches in height when located between thirty (30) feet and one hundred (100) feet from any primary structure, measured from the edge of the exterior walls of the primary structure or unenclosed appendages and projections

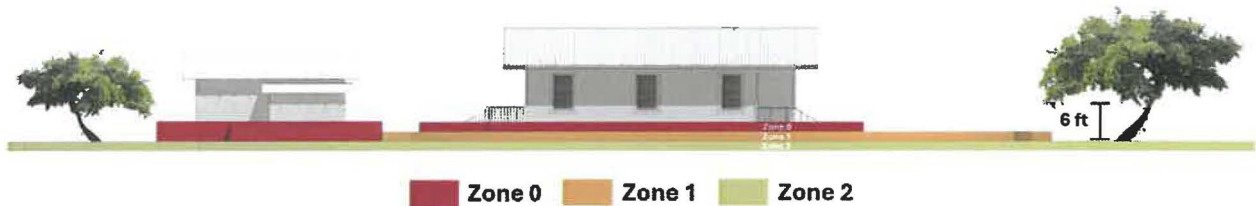
(including but not limited to lānais, porches, and stoops).

(B) Fire-prone vegetation greater than eighteen (18) inches in height shall have a one hundred (100) foot setback from all primary structures, measured from the edge of the exterior walls of the primary structure or unenclosed appendages and projections (including but not limited to lānais, porches, and stoops).

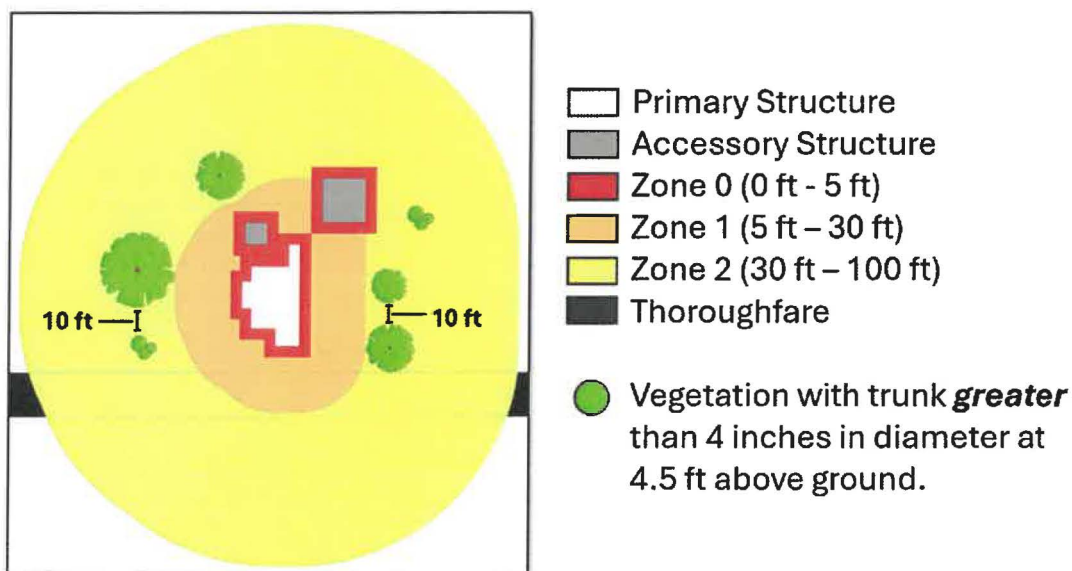
(C) Routine removal of accumulated vegetative debris, which may include but not be limited to fallen pine needles, leaves, twigs, and any dead vegetation, including piles from pruning.

(D) Excluding fire-prone vegetation, vegetation with canopies shall be maintained as follows:

(i) Vegetation with a trunk of 4 inches in diameter or greater when measured at a height of 4.5 feet above the ground:

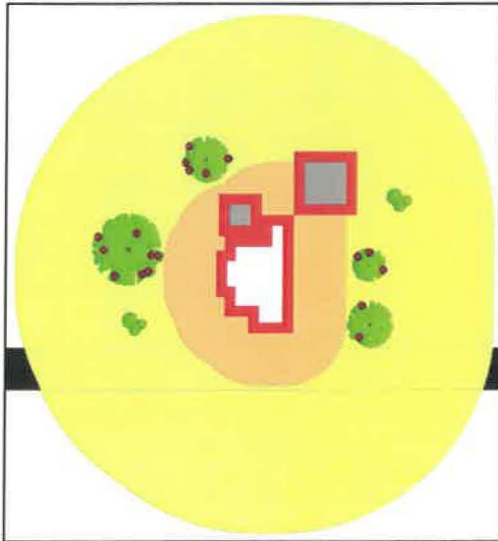


(a) Shall have limbs and branches pruned to a minimum height of 6 feet off the ground.



(b) Shall have a minimum of 10 horizontal feet of spacing between the tree canopy and the next closest tree, shrub, or bush canopy, but may be clustered in small groupings with a combined canopy not larger than 10 feet in horizontal diameter.

(ii) Vegetation with a trunk less than 4 inches in diameter when measured at a height of 4.5 feet above the ground or less than 4.5 feet tall:

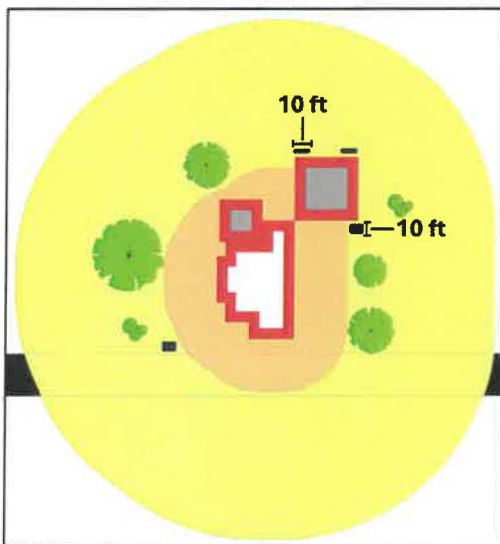


- Primary Structure
- Accessory Structure
- Zone 0 (0 ft - 5 ft)
- Zone 1 (5 ft - 30 ft)
- Zone 2 (30 ft - 100 ft)
- Thoroughfare

● Vegetation with trunk **greater** than 4 inches in diameter at 4.5 ft above ground.

■ Prohibited location for vegetation with a trunk **less** than 4 inches in diameter at 4.5 ft above ground.

(a) Are prohibited under larger trees.



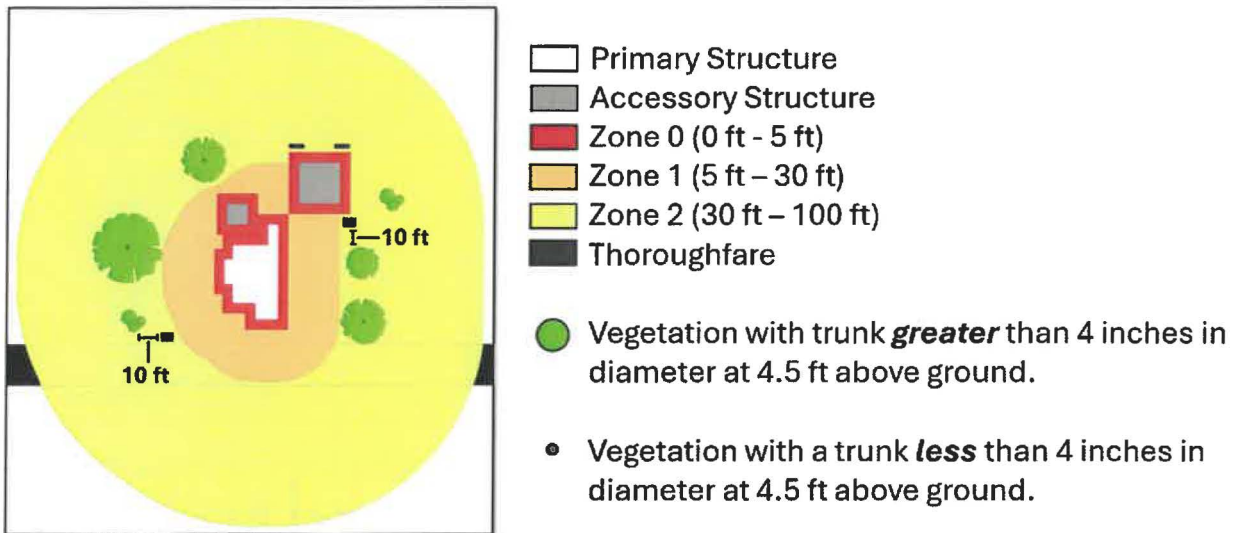
- Primary Structure
- Accessory Structure
- Zone 0 (0 ft - 5 ft)
- Zone 1 (5 ft - 30 ft)
- Zone 2 (30 ft - 100 ft)
- Thoroughfare

● Vegetation with trunk **greater** than 4 inches in diameter at 4.5 ft above ground.

● Vegetation with a trunk **less** than 4 inches in diameter at 4.5 ft above ground.

(b) Are prohibited from having a canopy larger than 10 feet in horizontal diameter, but may be clustered in small groupings with a combined canopy not larger than

10 feet in horizontal diameter.



(c) Shall have a minimum horizontal space between canopies of at least 10 feet.

(E) The following plant species are exempt from the requirements of Subsection 8-8A.5(f):

(i) Colocasia esculenta, also known as kalo or taro.

(ii) Musa, also known as banana.

(iii) Any species planted for cultivation and sales that is part of an agricultural operation larger than one (1) acre is as determined by the Planning Director, and the species are maintained in a manner reviewed and approved by the Fire Chief.

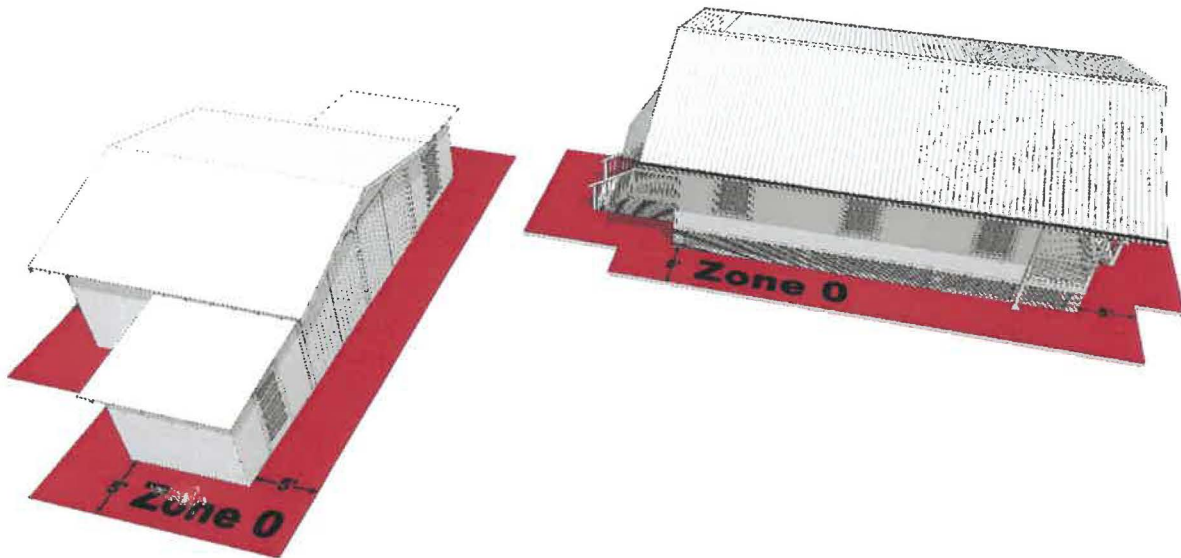
(F) The requirements of Subsection 8A.5(f) may be waived for Area B identified in the Plantation Camp WUI Viewer if an alternative vegetation management plan is accepted and approved by the Fire Department.

(g) Other Requirements for Accessory Structures.

(1) Construction Requirements. For any newly proposed unattached accessory structures or substantial improvements to unattached accessory structures that are within 30 feet of the primary structure and that have a footprint greater than or equal to 15 square feet (including but not limited to sheds, gazebos, poultry cages, open-covered structures with a solid roof, dog houses, and playhouses), the following construction requirements shall be met:

(A) Not counting noncombustible storage units sealed in a manner that prohibit any ember intrusion into the unit, no more than 3 total accessory structures are allowed within 30 feet of the primary structure.

(B) Fences. All fences within 5 feet of any other structure (accessory or primary) shall be constructed with noncombustible materials.



(2) Maintenance Requirements. Each accessory structure shall have its own 5 feet of NCZ (as prescribed under Subsection 8A.5(d)(2)) that does not overlap the 5-foot NCZ required for a primary structure, appendages and projections (including but not limited to lānais, porches, and stoops), or other accessory structures.

(A) The requirements of Subsection 8A.5(g)(2) may be waived for Area B identified in the Plantation Camp WUI Viewer if an alternative vegetation management plan is accepted and approved by the Fire Department.

(h) Fire Prevention Outreach and Education Requirements.

(1) Conduct a workshop titled “How to Have a Fire Adapted Home and Community.” At least once per year, the landowner shall coordinate with the Fire Department, Kaua‘i Emergency Management Agency, and Planning Department to set up and conduct at least one workshop for camp tenants that teach the principles of fire prevention and evacuation. Topics for discussion shall include but need not be limited to defensible space, landscaping, and

home hardening. The landowner shall demonstrate good faith efforts to ensure that at least one member or representative of each household attends each workshop. Workshops shall be scheduled for evenings or weekends when most homeowners are available. Material shall be available at the workshops that promote fire risk reduction practices and strategies.

(2) A report on the workshop format and participation shall be provided to the Fire Department and Planning Department no later than June 30 of every calendar year.

(3) Defensible Space Clean-Up Event. At least once per year, and in coordination with the Fire Department and Planning Department, the landowner shall hold a defensible space clean-up of the camp with camp tenants. Clean-up activities shall include but need not be limited to the following:

(A) Remove combustible material from the NCZ.

(B) Remove flammable vegetative material from roofs and gutters.

(C) Trim shrubs and vines to 30 feet away from primary structures.

(D) Trim overhanging limbs.

(E) Remove hazardous or flammable debris from properties.

(4) A report on the clean-up event format and participation shall be provided to the Fire Department and Planning Department no later than June 30 of every calendar year.

(i) Additional Access Roadway Requirements.

(1) Prior to building permit approval within any of the plantation camps, the landowner shall execute an emergency access plan for each of the respective camps approved by the Fire Department, Kaua'i Emergency Management Agency, and State Department of Transportation.

(2) Prior to any final subdivision map approval in Special Planning Area P (SPA-P), the Numila Plantation Camp Walkable Mixed-Use District for Numila Camp, and subject to the approval of the Department of Public Works, Fire Department, Planning Department, and State Department of Transportation, the landowner shall establish at least two publicly available

multimodal vehicular access roads and easements to SPA-P. These additional access roads and easements shall connect SPA-P Numila Camp to Kaumuali'i Highway and provide a right-of-way of sufficient width to accommodate two-way vehicular traffic, as required by the Department of Public Works. The access roads and easements shall be unobstructed and maintained for multimodal and vehicular use. The access roads and easements shall be clearly defined through metes and bounds descriptions, depicted on a map prepared by a Licensed Professional Land Surveyor, and recorded with the Bureau of Conveyances.

(3) Prior to any final subdivision map approval in Special Planning Area O (SPA-O), the Kaumakani Plantation Camp Walkable Mixed-Use District for Kaumakani Camp, and subject to the approval of the Department of Public Works, Fire Department, Planning Department, and State Department of Transportation, the landowner shall establish at least two publicly available multimodal vehicular access roads and easements to SPA-O. These additional access roads and easements shall connect SPA-O Kaumakani Camp to Kaumuali'i Highway and provide a right-of-way of sufficient width to accommodate two-way vehicular traffic, as required by the Department of Public Works. The access roads and easements shall be unobstructed and maintained for multimodal and vehicular use. The access roads and easements shall be clearly defined through metes and bounds descriptions, depicted on a map prepared by a Licensed Professional Land Surveyor, and recorded with the Bureau of Conveyances.

(4) Prior to final subdivision map approval in Special Planning Area Q (SPA-Q), the Kā'awanui Plantation Camp Walkable Mixed-Use District for Kā'awanui Camp (Camp 6), and subject to the approval of the Department of Public Works, Fire Department, Planning Department, and State Department of Transportation, the landowner shall establish at least two publicly available multimodal vehicular access roads and easements to SPA-Q. These additional access roads and easements shall connect SPA-Q Kā'awanui Camp (Camp 6) to Kaumuali'i Highway and provide a right-of-way of sufficient width to accommodate two-way vehicular traffic, as required by the Department of Public Works. The access roads and easements shall be unobstructed and maintained for multimodal and vehicular use. The access roads and easements shall be clearly defined through metes and bounds descriptions, depicted on a map prepared by a Licensed Professional Land Surveyor, and recorded with the Bureau of Conveyances.

(j) Enforcement, Legal Procedures, and Penalties.

(1) The provisions herein shall be enforced in accordance with Section 10-7.2 and Section 8-3.5, Kaua'i County Code 1987, as amended. The

Planning Director or the Director's designee shall only commence an enforcement investigation into violations of this Article when a formal complaint is by the Fire Chief or the Fire Chief's designee.

Section [8-8A.4.] 8-8A.6. Permits Required.

(a) The permits required for repair or rebuild of any new structures located in the Plantation Camp [(PC)] District shall be the same as those in Section 8-8.4.

(b) The permits required for repair or rebuild of any nonconforming non-residential structures located in the Plantation Camp [(PC)] District shall be the same as those in Section 8-8.4.

(c) The permits required for repair or rebuild of nonconforming residential structures located in the Plantation Camp [(PC)] District shall be the same as those in Section 8-4.7.”

SECTION 4. Chapter 10, Article 3, Kaua'i County Code, as amended (West Kaua'i Community Plan Implementing Ordinance), is amended as follows:

“Section 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the “West Kaua'i Community Plan Implementing Ordinance.” It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,] Ordinance No. 1083, Ordinance No. 1138, Ordinance No. ****, and Ordinance No. ****, and on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, 2022, 2025, and as may be subsequently amended), a booklet whose major components include:

- (1) Regional and town plan maps;
- (2) Policies for the West Kaua'i region as a whole;
- (3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and
- (4) Appendices.

Section 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

Section 10-3.3. Application of Regulations.

(a) [The West Kaua'i Form-Based Code, attached as Appendix "C", and the Plantation Camp Form-Based Code, attached as Appendix "D", to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form-Based Code] The following West Kaua'i Community Plan appendices are incorporated by reference: the West Kaua'i Form-Based Code (attached as Appendix C), the Plantation Camp Form-Based Code (attached as Appendix D), the Numila Plantation Camp Form-Based Code (attached as Appendix E), and the Kā'awanui Plantation Camp Form-Based Code (attached as Appendix F). These provisions shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,] Ordinance No. 1083, Ordinance No. 1138, Ordinance No. ****,

and Ordinance No. ****, and on file with the Planning Department, County of Kauaʻi.

(b) The regulations and procedures established in Chapter 8, Kauaʻi County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kauaʻi Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the [West Kauaʻi Form-Based Code.] Form-Based Codes referenced in Section 10-3.3(a). When the provisions of this Article differ with respect to the provisions of Chapter 8, Kauaʻi County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kauaʻi County Code 1987, as amended (Subdivision Ordinance), the [West Kauaʻi Form-Based Code] Form-Based Codes referenced in Section 10-3.3(a) shall supersede such provisions, as provided in Chapter 8, Article 11, Kauaʻi County Code 1987, as amended (Special Treatment Districts (ST)).

Section 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kauaʻi County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kauaʻi County Code 1987, as amended (Nonconforming Uses).

Section 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas [“K,” “L,” “M,” “N,” and “O.”] K, L, M, N, O, P, and Q. The boundaries of the following form-based code districts are hereby adopted as described in the [West Kauaʻi Form-Based Code and the Plantation Camp Form-Based Code,] Form-Based Codes referenced in Section 10-3.3(a), attached as Appendix [“C” and] C, Appendix [“D”] D, Appendix E, and Appendix F to the West Kauaʻi Community Plan, and shall be referred to as follows:

(1) Special Planning Area [“K,”] K, which shall also be known as the “Kekaha Town Walkable [Mixed Use] Mixed-Use District” and be designated as “SPA-K” as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kauaʻi.

(2) Special Planning Area [“L,”] L, which shall also be known as the

“Waimea Town Walkable [Mixed Use] Mixed-Use District” and be designated as “SPA-L” as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua‘i.

(3) Special Planning Area [“M,”] M, which shall also be known as the “Hanapēpē Town Walkable [Mixed Use] Mixed-Use District” and be designated as “SPA-M” as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua‘i.

(4) Special Planning Area [“N,”] N, which shall also be known as the “Ele‘ele-Port Allen Walkable [Mixed Use] Mixed-Use District” and be designated as “SPA-N” as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua‘i.

(5) Special Planning Area [“O,”] O, which shall also be known as the “Kaumakani Plantation Camp Walkable [Mixed Use] Mixed-Use District” and designated as “SPA-O” as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua‘i.

(6) Special Planning Area P, which shall also be known as the “Numila Plantation Camp Walkable Mixed-Use District” and designated as “SPA-P” as shown on the zoning map attached to Ordinance No. **** as Exhibit B, and on file with the Planning Department, County of Kaua‘i.

(7) Special Planning Area Q, which shall also be known as the “Kā‘awanui Plantation Camp Walkable Mixed-Use District” and designated as “SPA-Q” as shown on the zoning map attached to Ordinance No. **** as Exhibit B, and on file with the Planning Department, County of Kaua‘i.

(b) Pursuant to Chapter 8, Article 8A, of the Kaua‘i County Code 1987, as amended, Special Planning Areas O, P, and Q shall be amended to incorporate the Plantation Camp Wildland Urban Interface regulations. The Planning Department is directed to update all corresponding form-based code booklets to reflect the new Plantation Camp Wildland Urban Interface regulations.

[(b)] (c) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua‘i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village) [and], ZM-KA-100 (Kaumakani Avenue) [is], ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā‘awanui Village) are hereby adopted.

Section 10-3.6. Implementation of the West Kaua‘i Community Plan.

The West Kaua‘i Community Plan shall serve as a guide for all development within the West Kaua‘i area.”

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6 The Planning Department is directed to incorporate the changes into each of the Plantation Camps' respective form-based code booklets.

SECTION 7. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 8. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the following shall be substituted for the *DATE* and various **** placeholders:

- The effective date (Month Day, Year) and designated Ordinance number of this Ordinance in place of: “*DATE* (the effective date of Ordinance No. ****).”
- The designated Ordinance number of the Numila Ordinance (ZA-2025-4) if relating to Numila.
- The designated Ordinance number of the Kā'awanui Ordinance (ZA-2025-6) if relating to Kā'awanui.

SECTION 9. Material to be deleted is bracketed. New material is underscored. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the brackets, bracketed material, and underscoring need not be included.

SECTION 10. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i

V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 1 - Bill WUI Wildfire and Wildland Urban Interface ZA-2025-11\Bill WUI Wildfire and Wildland Urban Interface ZA-2025-11 (AB) JA_ss.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2961, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

ORDINANCE NO. _____

BILL NO. 2962

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3,
KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE
WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-4)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kaua'i County Code 1987, as amended (Kaua'i County Code), relating to the West Kaua'i Community Plan (WKCP). The proposal amends Article 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area P, which shall be referred to as the "Numila Plantation Camp Walkable Mixed-Use District," and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key (TMK) (4) 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" (AG) to "Plantation Camp" (PC) within the SPA-P boundaries.

The Council finds that the Numila Camp amendment boundaries are delineated by the map attached to this Ordinance as Exhibit A.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan, adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila Camp."

The Council finds that the current landowner (BBCP Kaua'i Operating, LLC) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Article 10-3, Kaua'i County Code 1987, as amended, to add a Special Planning Area P (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan as attached to this Ordinance as Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached to this Ordinance as Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. Chapter 10, Article 3, Kaua'i County Code, as amended (West Kaua'i Community Plan Implementing Ordinance), is amended as follows:

"Section 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,] Ordinance No. 1083, Ordinance No. 1138, and Ordinance No. ****, and on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled “West Kaua‘i Community Plan” (Planning Commission draft approved in 2020, as amended by the Kaua‘i County Council in 2020, 2022, 2025, and as may be subsequently amended), a booklet whose major components include:

- (1) Regional and town plan maps;
- (2) Policies for the West Kaua‘i region as a whole;
- (3) Goals and objectives for Kekaha, Waimea, Hanapēpē, ‘Ele‘ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and
- (4) Appendices.

Section 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua‘i Planning District, and its communities are described in the report entitled “West Kaua‘i Community Plan.”

Section 10-3.3. Application of Regulations.

(a) [The West Kaua‘i Form-Based Code, attached as Appendix “C”, and the Plantation Camp Form-Based Code, attached as Appendix “D”, to the West Kaua‘i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua‘i Form-Based Code, the Plantation Camp Form-Based Code] The following West Kaua‘i Community Plan appendices are incorporated by reference: the West Kaua‘i Form-Based Code (attached as Appendix C), the Plantation Camp Form-Based Code (attached as Appendix D), and the Numila Plantation Camp Form-Based Code (attached as Appendix E). These provisions shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,] Ordinance No. 1083, Ordinance No. 1138, and Ordinance No. ****, and on file with the Planning Department, County of Kaua‘i.

(b) The regulations and procedures established in Chapter 8, Kaua‘i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua‘i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the [West Kaua‘i Form-Based Code.] Form-Based Codes referenced in Section 10-3.3(a). When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua‘i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua‘i County Code 1987, as amended (Subdivision Ordinance), the [West Kaua‘i Form-Based Code] Form-Based Codes referenced in Section 10-3.3(a) shall supersede such provisions, as provided in Chapter 8, Article 11, Kaua‘i County Code 1987, as amended (Special Treatment Districts (ST)).

Section 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

Section 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas ["K," "L," "M," "N," and "O."] K, L, M, N, O, and P. The boundaries of the following form-based code districts are hereby adopted as described in the [West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code,] Form-Based Codes referenced in Section 10-3.3(a), attached as Appendix ["C" and] C, Appendix ["D"] D, and Appendix E to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area ["K,"] K, which shall also be known as the "Kekaha Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area ["L,"] L, which shall also be known as the "Waimea Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area ["M,"] M, which shall also be known as the "Hanapēpē Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area ["N,"] N, which shall also be known as the "Ele'ele-Port Allen Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of

Kaua'i.

(5) Special Planning Area ["O,"] O, which shall also be known as the "Kaumakani Plantation Camp Walkable [Mixed Use] Mixed-Use District" and designated as "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area P, which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District" and designated as "SPA-P" as shown on the zoning map attached to Ordinance No. **** as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village) [and], ZM-KA-100 (Kaumakani Avenue) [is], and ZM-NC-100 (Numila Camp) are hereby adopted.

Section 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area."

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the designated Ordinance number of this Ordinance shall be substituted for the **** placeholders.

SECTION 8. Material to be deleted is bracketed. New material is underscored. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the brackets, bracketed material, and underscoring need not be included.

SECTION 9. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i

V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 2 - Bill Numila ZA-2025-4\2025-295 Bill Numila ZA-2025-4 AB_JA_mn.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2962, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

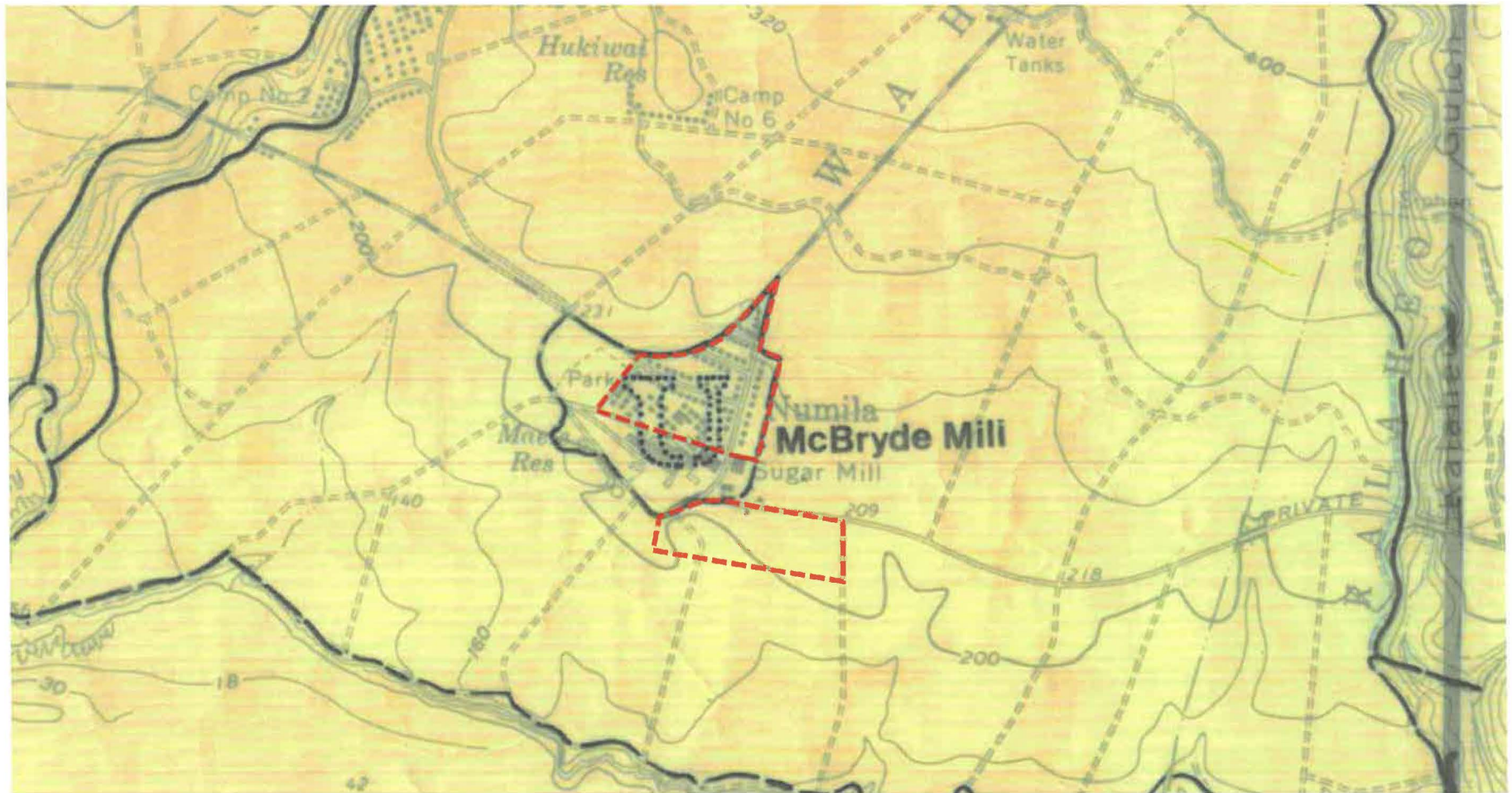
Lihu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A

Location Map



Zoning Amendment Location Map


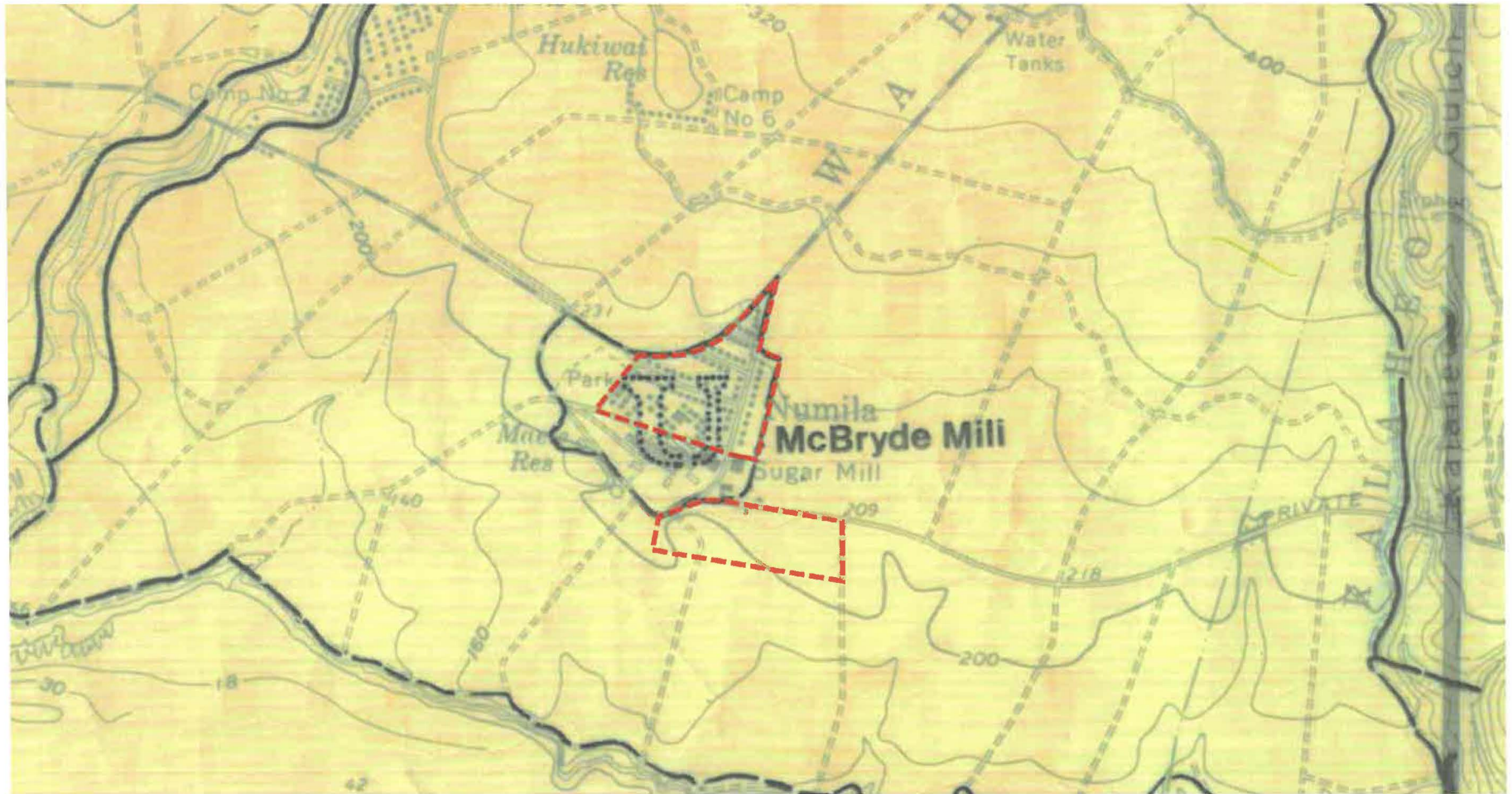
 Amendment Boundaries

Exhibit B



Zoning Map ZM-NC-100 (Numila Camp)



SPA-P Boundary – Numila Plantation Camp Walkable Mixed Use District
Wahiawa, Kaua'i, Hawai'i

Exhibit C



Numila Camp Form-Based Code

Prepared by the County of Kaua'i Planning Department



Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose	5-8
1.1.010 Purpose and Intent	5
1.1.020 Using Zoning to Reinforce West Kauaʻi's Places	5
1.1.030 Numila Camp Place Type	6
1.1.040 The West Kauai Numila Transect	7
1.1.050 Lack of Lot Lines	8
Sub-Article 1.2: Transect Map	10
1.2.010 Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Plantation Camp Transect Zone Descriptions	12-19
2.1.010 T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020 T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030 T3 Numila HSPA– Plantation Camp (T3H-PC)	16-17
2.1.040 T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19
Sub-Article 2.2: Plantation Camp Building Types	21-35
2.2.010 Numila Cottage	21-22
2.2.020 Luna Cottage 1	23-24
2.2.030 Luna Cottage 2	25-26
2.2.040 HSPA Cottage	27-28
2.2.050 Duplex	29-30
2.2.060 Multiplex Small	31-32
2.2.070 Dormitory	33-34
2.2.080 Community Parking Facility	35
Sub-Article 2.3: Numila Building Type Frontages	37-40
2.3.010 Lānai, Projecting	37
2.3.020 Lānai, Engaged	38
2.3.030 Lānai, Hybrid	39
2.3.040 Stoop	40
Sub-Article 2.4: Numila Building Type Rear Exit	42-44
2.4.010 Rear Exit, Stoop	42
2.4.020 Rear Exit, Engaged	43
2.4.030 Rear Exit, Enclosed	44

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards	46
3.1.010 Purpose	46
3.1.020 Applicability	46
3.1.030 Standards	46
Sub-Article 3.2: Civic Space Standards	47-50
3.2.010 Purpose	47
3.2.020 Standards	47
3.2.030 Civic Spaces	47-48
3.2.040 Civic Space Type Standards	49-50

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability	52-53
4.1.010 Purpose	52
4.1.020 Applicability	52
4.1.030 Review Authority	52
4.1.040 Concurrent Processing	53
4.1.050 Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals	54-55
4.2.010 Zoning Permits	54
4.2.020 Use Permits	55
4.2.030 Variance	55
4.2.040 Minor Modifications	55
Sub-Article 4.3: Administration and Enforcement	56
4.3.010 Amendments	56
4.3.020 Non-Conforming Provisions	56
4.3.030 Appeals	56
4.3.040 Fee Exemptions	56
4.3.050 Enforcement	56

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases	58-59
5.1.010 Definitions	58-59

Article 1: Introduction

Sub-Article 1.1: Purpose	5-8
---------------------------------	------------

1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Numila Camp Place Type	6
1.1.040	The West Kauai Plantation Camp Transect	7
1.1.050	Lack of Lot Lines	8

Sub-Article 1.2: Transect Maps	10
---------------------------------------	-----------

1.2.010	Transect Maps	10
---------	---------------	----

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Numila Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by Numila Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Numila Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

- A. Promotes and enhances existing community design and development patterns that reflect the distinct character of the historic plantation camp at Numila;
- B. Promotes and maintains workforce housing stock.
- C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

- A. Rural crossroads;
- B. Plantation camps;
- C. Small village;
- D. Large village;
- E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Numila:

The Numila Plantation Camp, also known as "Camp 9", "Mill Camp", and "New Mill", was once part of a thriving network of eighteen camps that provided housing for employees of the McBryde Sugar Plantation. Numila, which developed closest to the mill, is the last remaining plantation camp on former McBryde lands and at one point in time had approximately 185 dwellings with a population of 700-750 people (A&B, 2023). The Numila Plantation Camp was broken down into three main sections of housing: 9-A for skilled labor and lunas and 9-B and 9-C for laborers who worked at the mill (A&B, 2023). Many of the camp homes were simple, single-family residences that were occupied by a diversity of ethnic groups that worked for the plantation. In addition to dwellings, Numila Plantation Camp had other amenities such as a camp store, gas station, movie theatre, pool hall/ club house, bath house, barber shop, clinic, and at least one church (A&B, 2023).

Alexander & Baldwin, Inc. (2023) *Numila Camp Closure and Removal Project Summary*.

1.1.040 The West Kauai Numila Camp Transect

The Form Based Code transect is an organizing principle used in form-based code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). However, Kaua'i's various form based codes that were instituted in several town cores and plantation camps contain only four transects (T1 to T4).

The Numila Camp Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Numila. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas. The Numila Form Based Code contains transects that comprise a special district due to its unique pattern unlike other Kaua'i form base code transects.

The West Kauai Numila Camp Transect Zones:

- A. T3 Numila – Plantation Camp (T3N-PC) The form and character of this transect zone will be primarily one-story, single-family residences with accessory structures located to the rear of the single-family residences. This transect zone will also maintain similar features to the historic plantation camp layout in terms of setbacks, scale, and massing. Historically, the boundaries of this transect zone was formerly known as the Camp 9-B section of Numila Plantation Camp, which housed laborers.
- B. T3 Numila Luna – Plantation Camp (T3NL-PC) - The form and character of this transect zone will be primarily for one story, medium to large sized dwelling units that may be used as single family residences or multi-family units. Historically, the boundaries of this transect was formerly known as the Camp 9-A section of Numila Plantation Camp. Camp 9-A housed skilled labor and supervisors or "luna".
- C. T3 Numila HSPA – Plantation Camp (T3H-PC) - The form and character of this transect zone will be a concentration of smaller housing units surrounding the existing mill and agricultural buildings. Historically, the boundaries of this transect was formerly known as the older Camp 9-B section of Numila Plantation Camp, which housed laborers.
- D. T3 Numila Flex – Plantation Camp (T3NF-PC) – The form and character of this transect zone supports a limited amount of new development that is compatible with the historic neighborhood design of the Numila Camp and of West Kaua'i communities. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 **Lack of Lot Lines**

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Numila Form-Based Code Transects is that they overlay one large single lot of record. The subject Numila Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.





Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Numila Transect Map



-  T3N Numila – Plantation Camp
-  T3NL Numila Luna – Plantation Camp
-  T3H Numila – HSPA – Plantation Camp
-  T3NF Numila Flex – Plantation Camp

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Numila Transect Zone Descriptions		12-19
2.1.010	T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020	T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030	T3 Numila HSPA – Plantation Camp (T3H-PC)	16-17
2.1.040	T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19

2.1.010 T3 Numila - Plantation Camp (T3N-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types

Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. *Community Parking Facility	2.2.080

- Except for accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Numila Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Numila Cottage. All other uses are prohibited.

T3 Numila - Plantation Camp (T3N-PC)**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 20 foot minimum setback from the front thoroughfare.
- ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

- i. There is a 30 foot minimum setback between cottages.
- ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

- i. There is a 20 foot minimum setback from the side thoroughfare for cottages.
- ii. There is a 35 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

- i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking**1. Required Spaces**

- i. 1 off-thoroughfare parking stall is required per cottage.
- ii. Each cottage shall have a detached garage or carport.
- iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

- i. All off-thoroughfare parking areas shall be setback behind the respective cottage's rear wall.

F. Accessory Structures

- i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 600 square feet in size.
- iv. Accessory structures shall be limited to no more than 2 per building.
- v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
- vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

- i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
- ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.020 T3 Numila Luna - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Luna Cottage I	2.2.020
ii. Luna Cottage II	2.2.030
iii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

T3 Numila Luna - Plantation Camp (T3NL-PC)**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 20 foot minimum setback from the front thoroughfare.
- ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

- i. There is a 30 foot minimum setback between cottages.
- ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

4. Building Placement Notes

- i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking**1. Required Spaces**

- i. 1 off-thoroughfare parking stall is required per cottage.
- ii. Each cottage shall have a garage or carport.
- iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

- i. All off-thoroughfare parking areas shall be setback behind the respective building type's rear wall.

F. Accessory Structures

- i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 600 square feet in size.
- iv. Accessory structures shall be limited to no more than 2 per building.
- v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
- vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

- i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
- ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.030 T3 Numila HSPA - Plantation Camp (T3NH-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone continues the historical pattern and intensity of the Numila plantation camp through the HSPA Cottage Building Type.

B. Building Types

1. Permissible Building Types Standards

i. HSPA Cottage	2.2.040
-----------------	---------

ii. *Community Parking Facility	2.2.080
---------------------------------	---------

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
---------------------	---------------

ii. Home Businesses	Permitted Use
---------------------	---------------

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila HSPA- Plantation Camp (T3NH-PC)**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 5 foot minimum setback from the front thoroughfare.
- ii. There is a 10 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

- i. There is a 10 foot minimum setback between cottages.
- ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

- i. There is a 10 foot minimum setback from the side thoroughfare for cottages.
- ii. There is a 10 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

- i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking**1. Required Spaces**

- i. 1 off-thoroughfare parking stall is required per HSPA Cottage. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

- i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 600 square feet in size.
- iv. Accessory structures shall be limited to no more than 2 per building.
- v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
- vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

- i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
- ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.040 T3 Numila Flex - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone is adjacent to the historic Numila Camp residential footprint and allows for a nominal expansion of the area for residential purposes while preserving the form and character of the historic camp (See Figure 1.2.010 on page 10).

B. Building Types

1. Permissible Building Types

Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. Luna Cottage I	2.2.020
iii. Luna Cottage II	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila Flex - Plantation Camp (T3NF-PC)**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

- i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

- i. There is a 10 foot minimum setback from the side thoroughfare.

4. Building Placement Notes

- i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking**1. Required Spaces**

- i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

- i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 600 square feet in size.
- iv. Accessory structures shall be limited to no more than 2 per building.
- v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
- vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

- i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
- ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Numila Camp Building Types		21-35
2.2.010	Numila Cottage	21-22
2.2.020	Luna Cottage I	23-24
2.2.030	Luna Cottage II	25-26
2.2.040	HSPA Cottage	27-28
2.2.050	Duplex	29-30
2.2.060	Multiplex Small	31-32
2.2.070	Dormitory	33
2.2.080	Community Parking Facility	35

2.2.010 Numila Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Numila Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the various plantation camp homes that were located throughout Camp 9-B, which housed laborers. Some of the homes in the Camp 9-B section were originally relocated from the Camp 9-C portion of Numila Plantation Camp.

B. Building Size and Massing

1. Massing

- i. A Numila Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Numila Cottage.
- iii. A Numila Cottage may have 1 wing attached to the main body.
- iv. The wing shall be located entirely along 1 of the main body's side walls.

2. Main Body

- i. The minimum width of the main body shall be 22 feet and a maximum of 26 feet.
- ii. The minimum depth of the main body shall be 28 feet and a maximum of 40 feet.

B. Building Size and Massing (continued)

3. Wing(s)

- i. The width of the wing shall be no more than 4 feet maximum.
- ii. The depth of the wing shall be no more than 12 feet maximum.

C. Building Frontages

- i. A Numila Cottage shall have at least 1 frontage type.
- ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Lānai, Hybrid. All other frontage types are prohibited.

D. Building Rear Exit

- i. A Numila Cottage may a Rear Exit type. The permissible Rear Exit types are: Rear Exit, Stoop; Rear Exit, Engaged; Rear Exit, Enclosed.

E. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the Numila Cottage.

2.2.010 Numila Cottage**F. Foundation**

- i. The Numila Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

- i. All windows shall be single or double hung.
- ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The Numila Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.
- ii. Finished grade at the main entry shall not be greater than 4 feet above existing grade.

J. Roof**1. Roof Pitch**

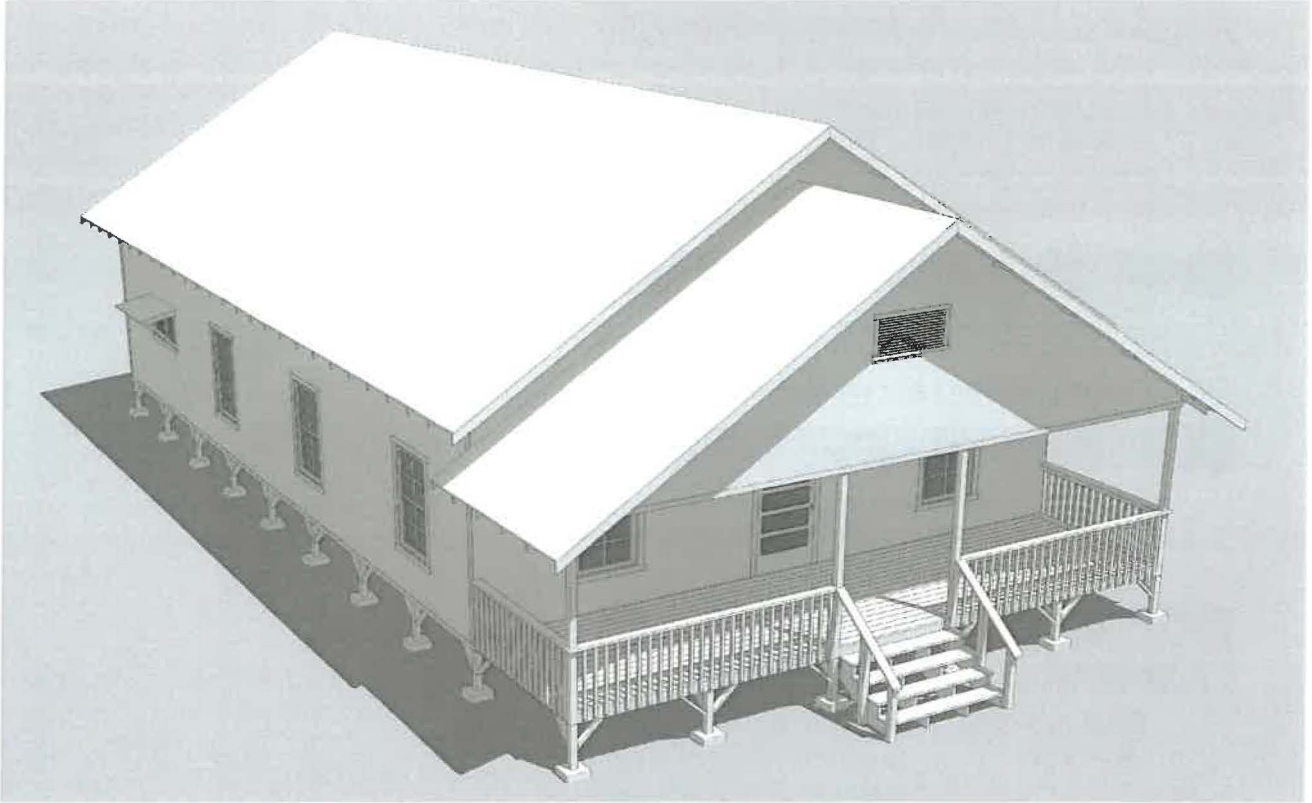
- i. The Numila Cottage roof pitch ratios shall be set at a 5:12 or 6:12 pitch.

2. Roof Material Type

- i. The Numila Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The Numila Cottage roof types shall be Gable, Hip, or Dutch-Gable.
- ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage I: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type found in House #164, 165, and 166, which housed skilled labor and supervisors or “luna”.

B. Building Size and Massing

1. Massing

- i. A Luna Cottage I shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Luna Cottage I.
- iii. Wings are prohibited on the Luna Cottage I.

2. Main Body

- i. The minimum width of the main body shall be 24 feet and a maximum of 30 feet.
- ii. The minimum depth of the main body shall be 34 feet and a maximum of 48 feet maximum.

C. Building Frontages

- i. A Luna Cottage I shall have at least 1 frontage type. The permissible frontage type is Lānai, Projecting.

D. Building Rear Exit

- i. A Luna Cottage I may have a Rear Exit. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other rearage types are prohibited.

E. Pedestrian Access

- i. The main entrance shall be located in the front of the Luna Cottage I.

F. Foundation

- i. The Luna Cottage I shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

2.2.020 Luna Cottage I**G. Fenestration**

- i. All windows shall be single or double hung.
- ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The Luna Cottage I shall have a maximum height limit of 12 feet from the finished floor to the top of wall plate.

J. Roof**1. Roof Pitch**

- i. The Luna Cottage I roof pitch ratios shall be set at 8:12.

2. Roof Material Type

- i. The Numila Cottage shall be corrugated metal.

3. Miscellaneous

- i. The Luna Cottage I roof type shall be Gable.
- ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage II: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type in House #152, which housed skilled labor and supervisors or “luna”.

B. Building Size and Massing

1. Massing

- i. A Luna Cottage II shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Luna Cottage II.
- iii. A Luna Cottage II may have multiple wings attached to the main body.
- iv. The wing shall be attached to the rear of the main body.

B. Building Size and Massing (continued)

2. Main Body

- i. The width of the main body shall be a maximum of 40 feet.
- ii. The depth of the main body shall be a maximum of 20 feet.

3. Wing(s)

- i. The width of the wings shall be a maximum of 20 feet.
- ii. The depth of the wings shall be a maximum of 30 feet

C. Building Frontages

- i. A Luna Cottage II shall have at least one frontage type. The permissible frontage type is Lānai, Projecting.
- ii. The frontage shall span the entire width of the main body.

D. Building Rear Exit

- i. A Luna Cottage II may have a Rear Exit type. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other Rear Exit types are prohibited.

2.2.030 Luna Cottage II**E. Pedestrian Access**

- i. The main entrance location shall be located in the front of the Luna Cottage II.

F. Foundation

- i. The Luna Cottage II shall have a post-on-pier foundations that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

- i. All windows shall be single or double hung.
- ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The Luna Cottage II shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof**1. Roof Pitch**

- i. The Luna Cottage II roof pitch ratios shall be set at 8:12.

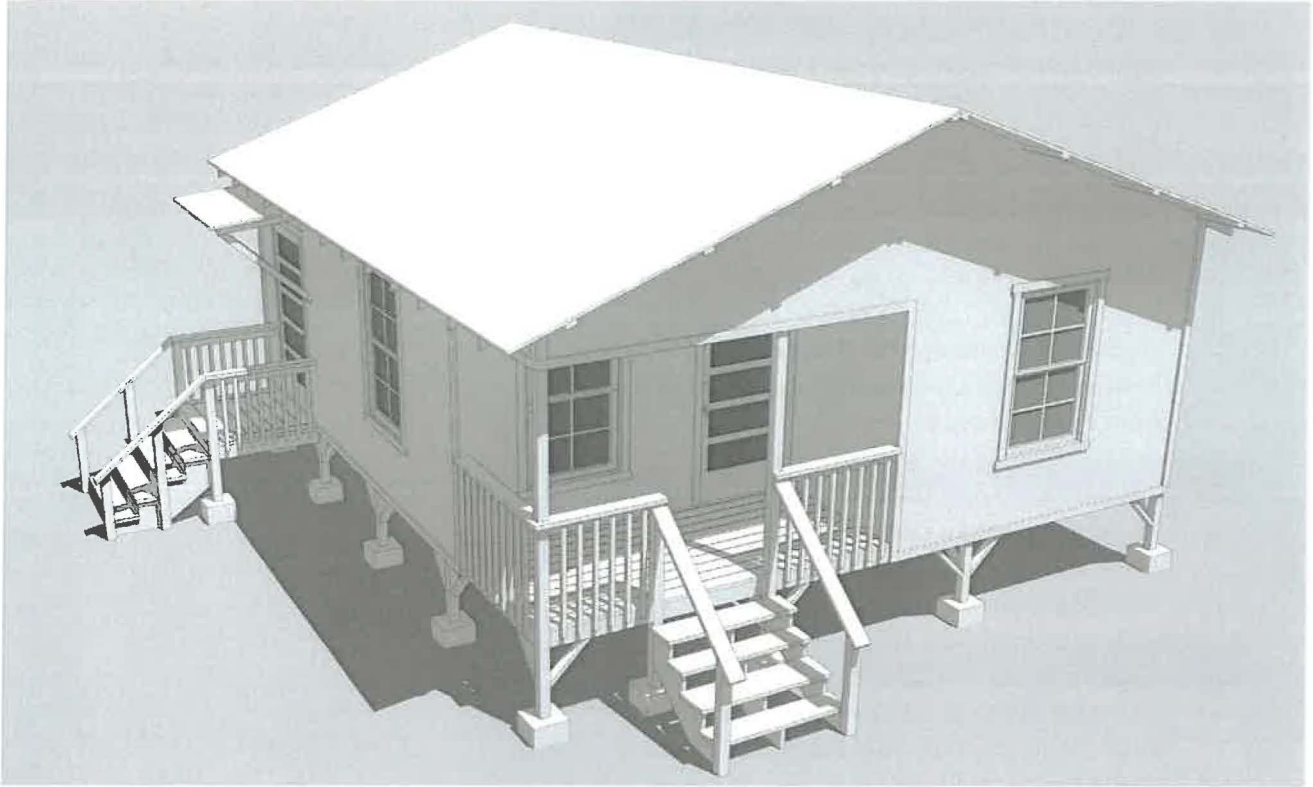
2. Roof Material Type

- i. The Luna Cottage II roof materials shall be corrugated metal.

3. Miscellaneous

- i. The Luna Cottage II roof type shall be Gable.
- ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the 1920 Hawaiian Sugar Planters' Association (HSPA) Plans for a single-family cottage, which served as the standard floor plan for plantation housing during that time. Some of the homes that were in Camp 9-B generally followed the HSPA 1920 floor plan and were intended for housing field laborers.

B. Building Size and Massing

1. Massing

- i. A HSPA Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each HSPA Cottage.

2. Main Body

- i. The width of the main body shall be 22 feet.
- ii. The depth of the main body shall be 24 feet.

C. Building Frontages

- i. A HSPA Cottage shall have at least 1 frontage type.
- ii. The permissible frontage type is: Lānai, Engaged. All other frontage types are prohibited.

D. Building Rear Exit

- i. A HSPA Cottage may have the Stoop Rear Exit type.

E. Pedestrian Access

- i. The main entrance location shall be located in the front of the HSPA Cottage.

2.2.040 HSPA**F. Foundation**

- i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

- i. All windows shall be single or double hung.
- ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The HSPA Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof**1. Roof Pitch**

- i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

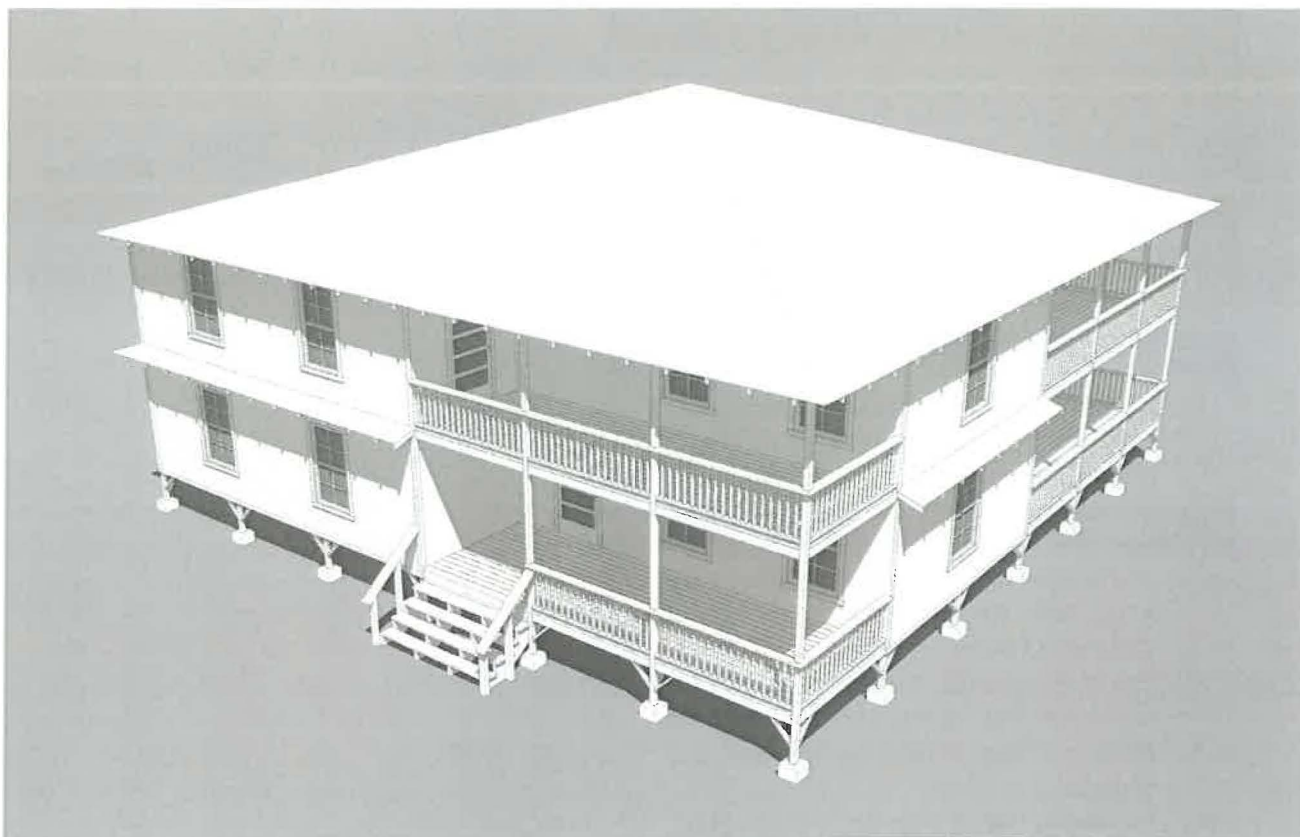
2. Roof Material Type

- i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The HSPA Cottage roof types shall be Gable.
- ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

- i. A Duplex shall have one main body.
- ii. No more than one main body is permissible for each Duplex.
- iii. A Duplex may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

- i. The width of the wing shall be no more than 15 feet maximum.
- ii. The depth of the wing shall be no more than 20 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

- i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex**D. Pedestrian Access**

- i. The main pedestrian entries shall be located in the frontage of the Duplex.
- ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

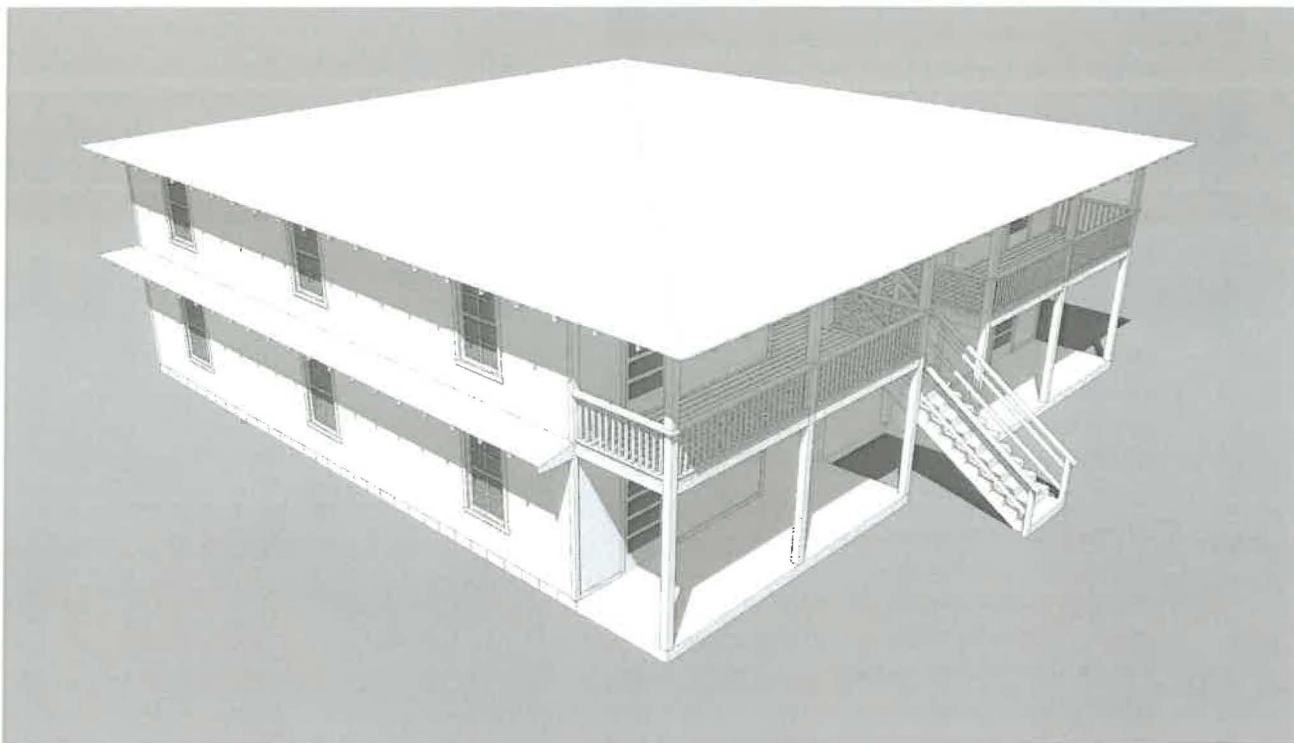
H. Height

- i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Duplex shall not be greater than two stories in height.

I. Roof

- i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

- i. The minimum number of units in a Multiplex Small building is three.
- ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

- i. A Multiplex Small building shall have one main body.
- ii. No more than one main body is permissible for each Multiplex Small building.
- iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

- i. The width of the wing shall be no more than 24 feet maximum.
- ii. The depth of the wing shall be no more than 24 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

- i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small**E. Fenestration**

- i. All windows shall be single or double hung.

F. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

G. Height

- i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

- i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

- i. A Dormitory shall have one main body.
- ii. No more than one main body is permissible for each Dormitory building type.
- iii. A Dormitory may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

2. Main Body

- i. The width of the main body shall not be greater than 62 feet.
- ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

- i. The width of the wing shall not be greater than 26 feet.
- ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

- i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

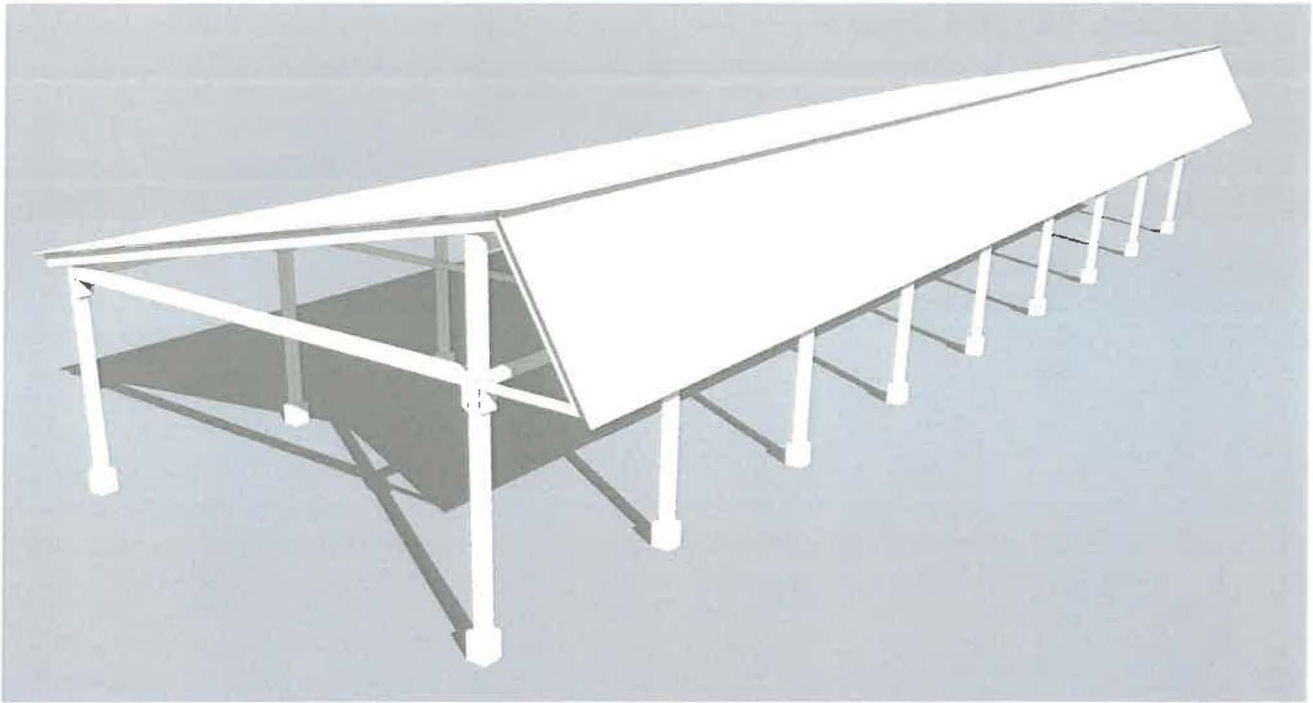
2.2.070 Dormitory**H. Height**

- i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Dormitory shall not be greater than one story in height.

I. Roof

- i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

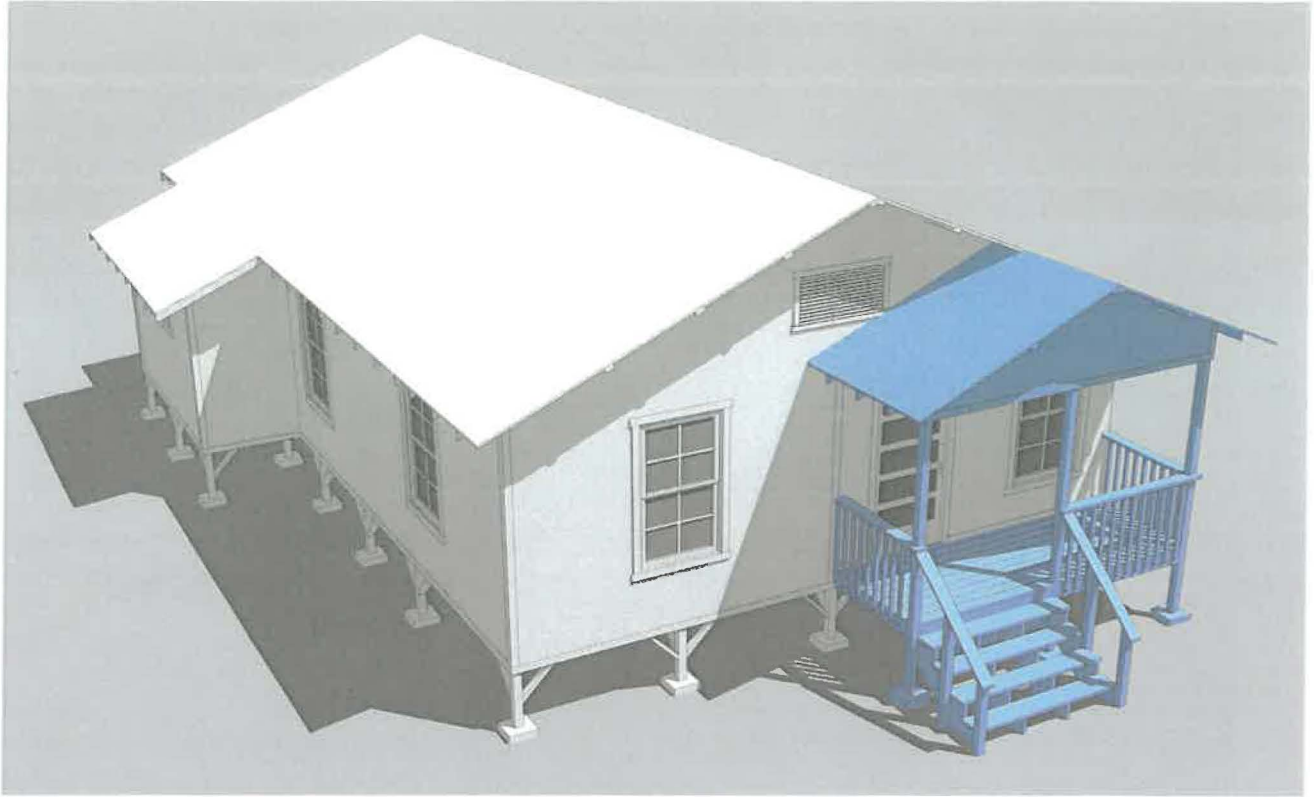
- i. A Community Parking Facility shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Community Parking Facility (BFG).
- iii. The Main body shall not exceed 120 ft in width and 30 feet deep.
- iv. The maximum height shall be no more than 20 ft.



Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Numila Camp Building Type Frontages		37-40
2.3.010	Lānai, Projecting	37
2.3.020	Lānai, Engaged	38
2.3.030	Lānai, Hybrid	39
2.3.040	Stoop	40

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

B. Location

- i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

- i. The width of the frontage shall be no greater than the width of the front of the main body.
- ii. The depth of the frontage shall be a maximum of 8 feet, excluding the stairs.
- iii. The height of the Lānai shall be a minimum of 8 feet.

2.3.020 Lānai, Engaged

General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building while the other two sides are open.

B. Location

- i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

- i. The width of the frontage shall be half the width of the building's front wall.
- ii. The depth of the Lānai, Engaged shall be 5 feet, excluding the stairs.
- iii. The height of the Lānai, Engaged shall be a minimum of 8 feet.

2.3.030 Lānai, Hybrid



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

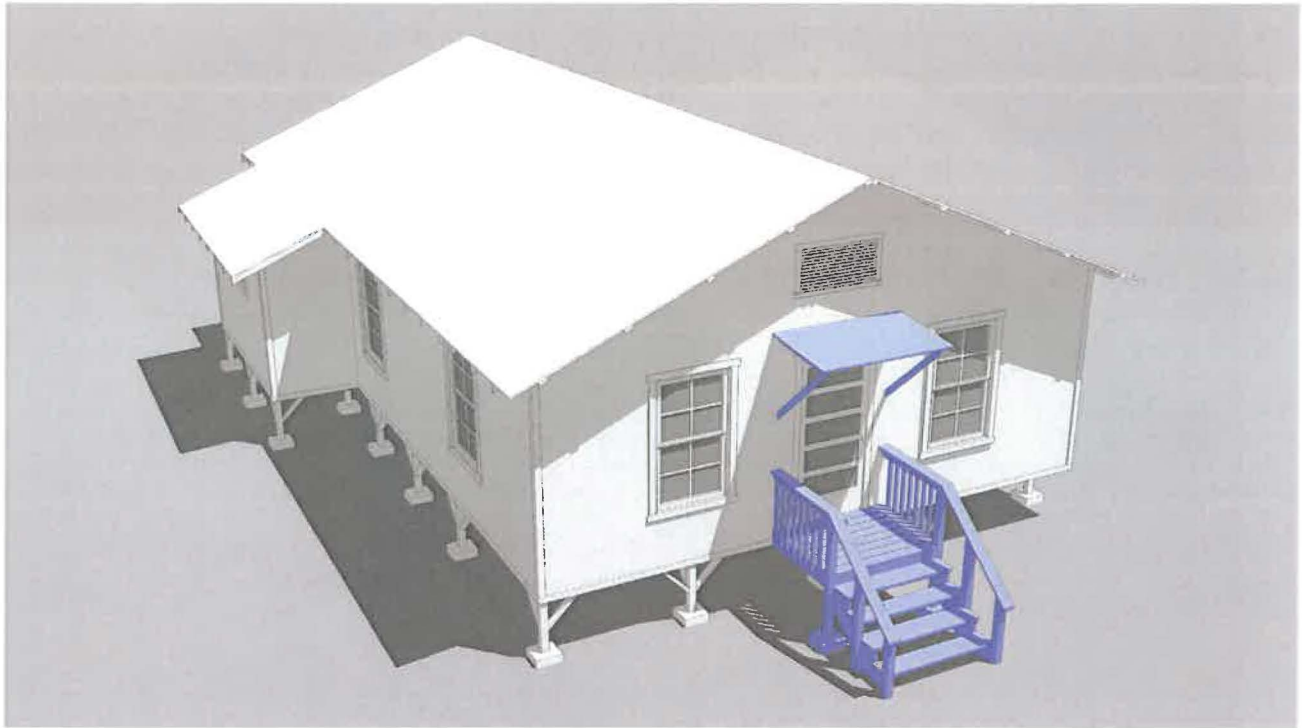
Lānai, Hybrid: The main façade of the building has a small to medium setback from the thoroughfare. The Lānai, Hybrid has a portion of space where two adjacent sides are engaged to the building while the other two sides are open, and the other portion of the space is open on 3 sides. It's architecturally non-binary.

B. Location

- i. The Lānai, Hybrid shall be located on the front of the cottage facing the thoroughfare.

C. Size

- i. The width of the frontage shall be half the width of the building's front wall.
- ii. The depth of the Lānai, Hybrid shall be 5 feet, excluding the stairs
- iii. The height of the Lānai, Hybrid shall be a minimum of 8 feet.

2.3.040 Stoop

General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

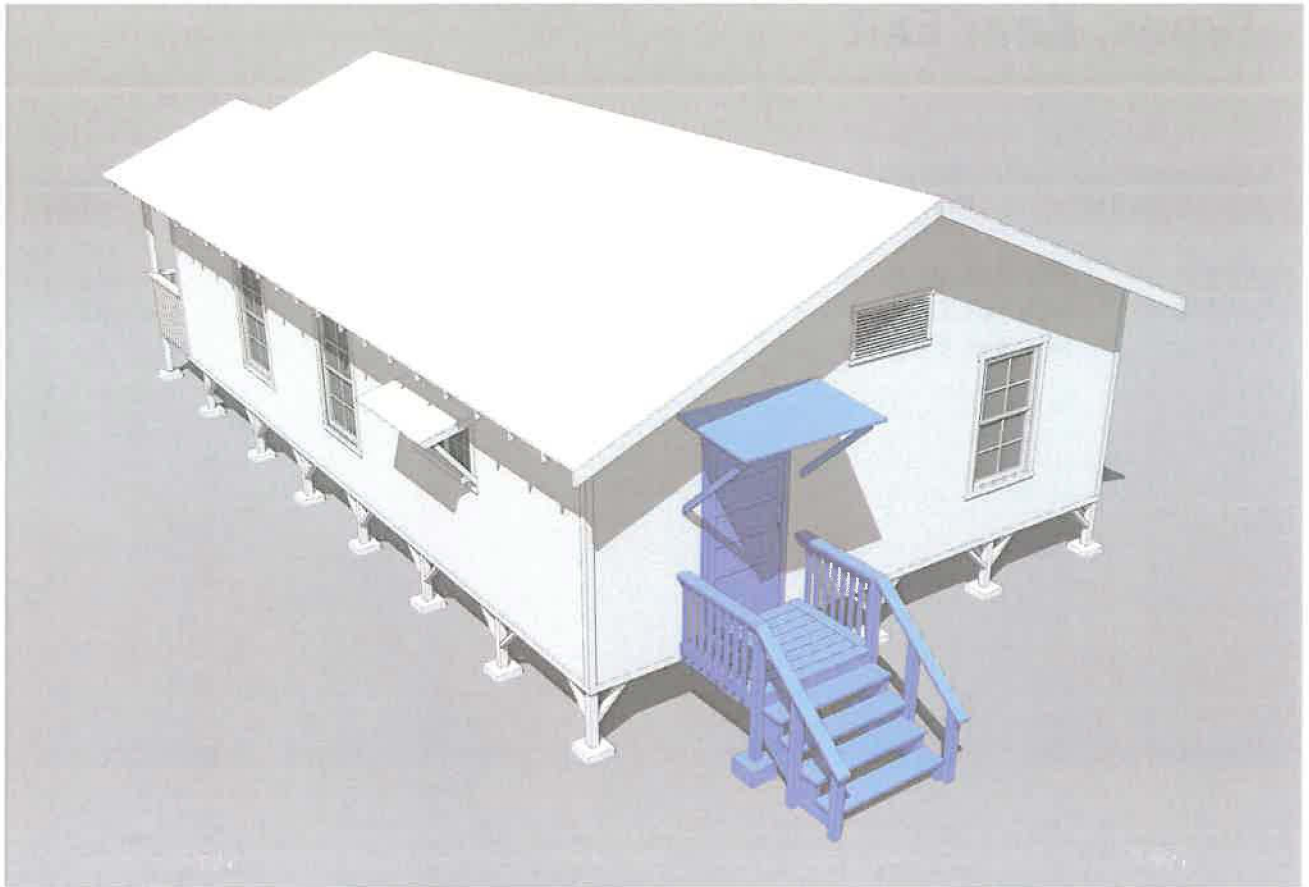
- i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

- i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
- ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 2: Transect Descriptions and Building Types, Rear Exit

Sub-Article 2.4:	Numila Camp Building Type Rear Exit	42-44
2.4.010	Rear Exit, Stoop	42
2.4.020	Rear Exit, Engaged	43
2.4.030	Rear Exit, Enclosed	44

2.4.010 Rear Exit, Stoop

General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

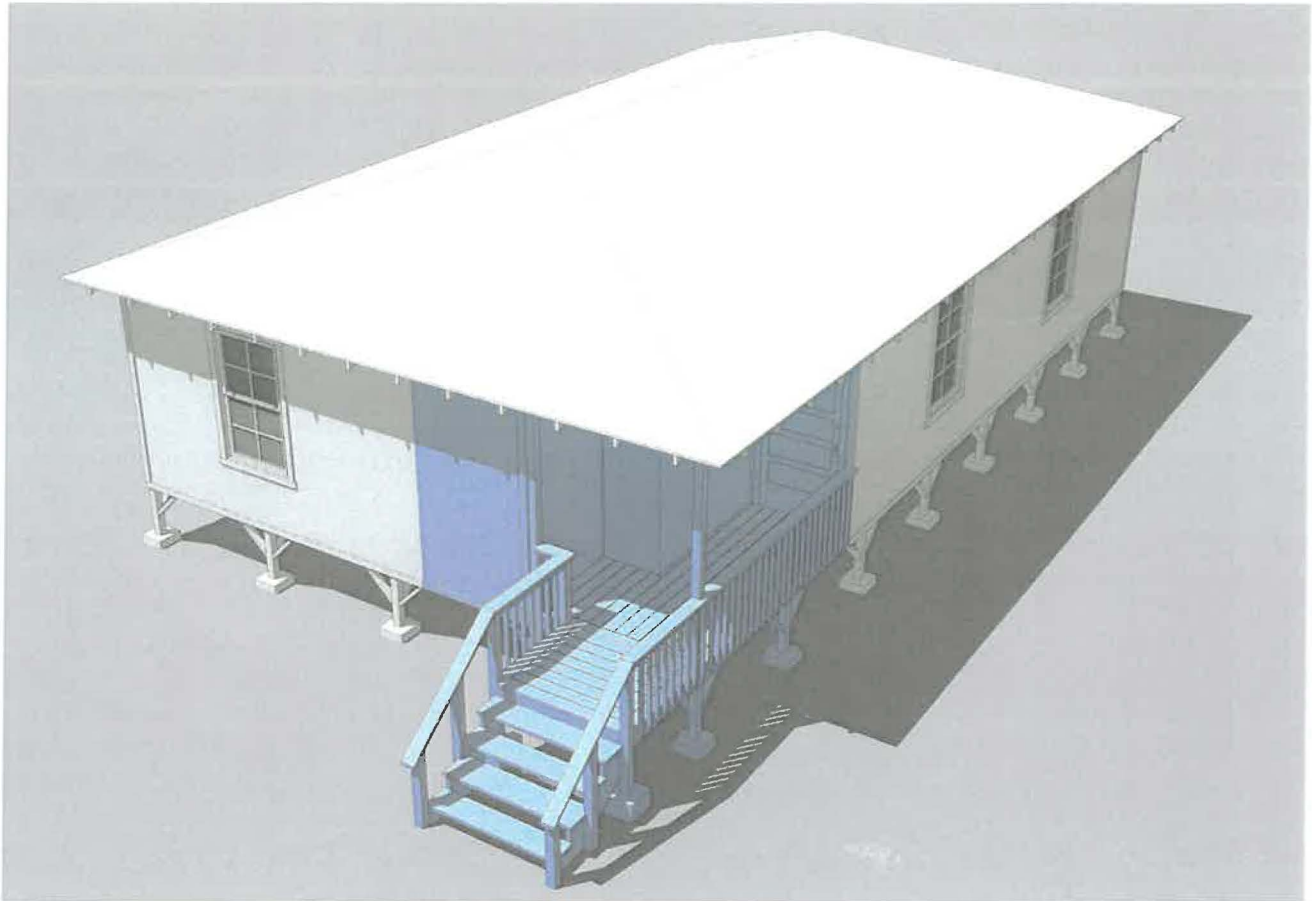
Rear Exit, Stoop: Provides access to rear accessory structures and spaces. A Rear Exit stoop is a rear entrance that may have a small series of steps and a small platform.

B. Size

- i. The width of the Rear Exit, Stoop shall be 8 feet maximum.
- ii. The depth of the Rear Exit, Stoop shall be 8 feet maximum, excluding the stairs.

C. Miscellaneous

- i. Stoops must have a roof.

2.4.020 Rear Exit, Engaged

General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

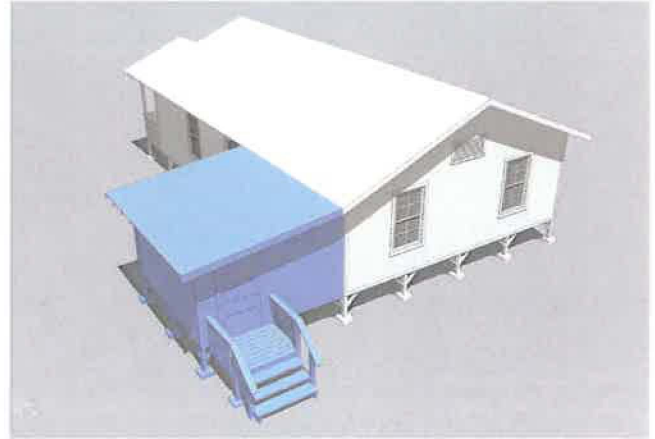
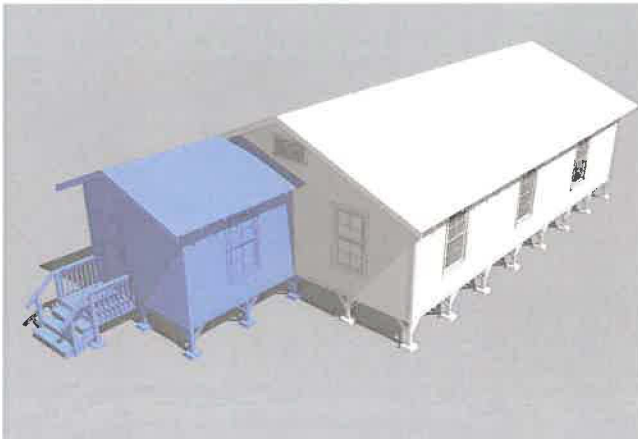
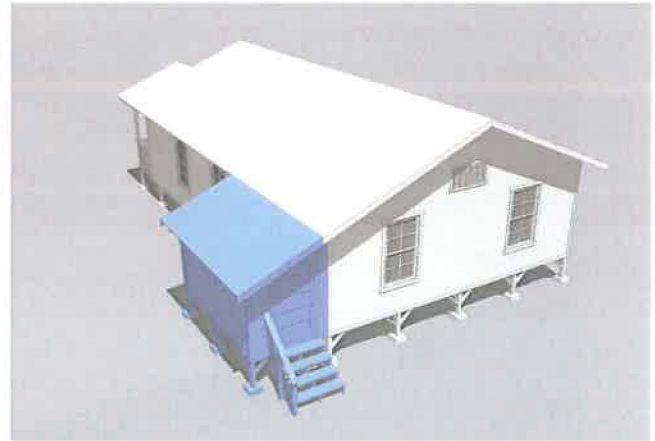
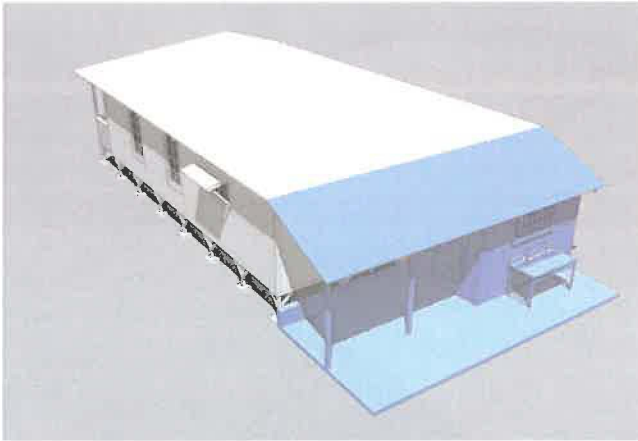
A. Description

Rear Exit, Engaged: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate utilities including a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Engaged has two adjacent sides on the rear of the building that are engaged to the building while the other 2 sides are open.

B. Size

- i. The width of the Rear Exit, Engaged shall be no greater than the width of the rear of the building.
- ii. The depth of the Rear Exit, Engaged shall be 12 feet maximum, excluding the stairs.

2.4.030 Rear Exit, Enclosed



General note: the illustrations above are intended to provide a brief overview of the Rear Exit, type and is descriptive in nature.

A. Description

Rear Exit, Enclosed: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate space for utilities such as a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Enclosed is attached to the rear or in line with the rear of the structure. It is enclosed on at least 3 sides and has a rear entry.

B. Size

- i. The width of the Rear Exit, Enclosed shall be no greater than the width of the rear of the building.
- ii. The depth of the Rear Exit, Enclosed shall be 12 feet maximum, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		46
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		47-50
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Sub-Article 3.1: Thoroughfare Standards

- 3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.
- 3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.
- 3.1.030 **Standards:**
- A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.
 - B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:
 - 1. The thoroughfare is 18 to 20 ft. in width;
 - 2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;
 - 3. On street parking is prohibited;
 - 4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.
 - 5. The shared parking facility has at least one parking stall for each of the associated residences it services.
 - 6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

- 3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.
- 3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.
- 3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

- A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.
- B. Size. The overall range of allowed sizes of the civic space.
- C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.
 - 1. Building. Civic spaces that are listed as having a “Building” Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.
 - 2. Independent. Civic spaces that are listed as having an “Independent” frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.
- D. Disposition of Elements. The placement of objects within the civic space.
 - 1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.
 - 2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.
 - 3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.


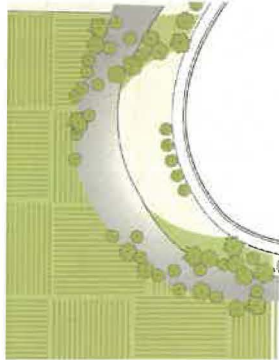
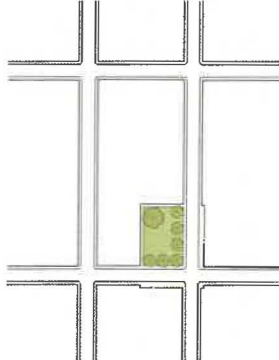
Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

- A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;
- B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;
- C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
- D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

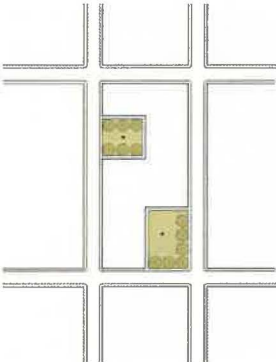
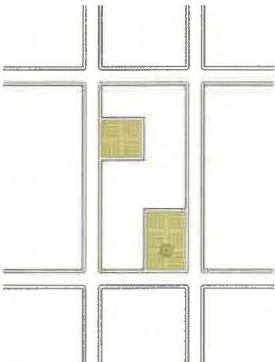
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability 52-53

4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53

Sub-Article 4.2: Permits and Approvals 54-55

4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55

Sub-Article 5.3: Administration and Enforcement 56

4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

- A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Numila Transect Map).
- B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.
- C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

Review Authority:

- 4.1.030 A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.
- B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

- A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.
- B. Language.
1. The words "shall," "must," "will," "is to," and "are to" are always mandatory;
 2. "Should is not mandatory but is strongly recommended; and "may" is permissive;
 3. The present tense includes the past and future tenses; and the future tense includes the present;
 4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
 5. The words "includes" and "including" shall mean "including but not limited to".
 6. "Applicant" means an owner or any person who has full written authorization of the owner.
 7. "Owner" means the holders of equitable and legal title of land in fee simple.
 8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code
- C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
- D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 Zoning Permits:

- A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.
- B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).
- C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).
- D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:
 - 1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:
 - a. For non-residential or mixed-use projects that are generally permitted; or
 - b. For residential projects, the project consists of no more than one (1) dwelling unit.
 - 2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.
 - 3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:
 - a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or
 - b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

- a. For non-residential or mixed-use projects that require a use permit; or
- b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or
- c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

- E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars (\$500.00), whichever is greater.

4.2.020 **Use Permits:**

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 **Variance:**

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 **Minor Modifications:**

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 Amendments:

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 Non-Conforming Provisions:

Nothing in the Numila Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transect beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Numila Form-Based Code.

4.3.030 Appeals:

- A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.
- B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.
- C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 Fee Exemptions:

- A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 Enforcement:

- A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		58-59
5.1.010	Definitions	58-59

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gable/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Rear Exit – Doorway situated on the Rear of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

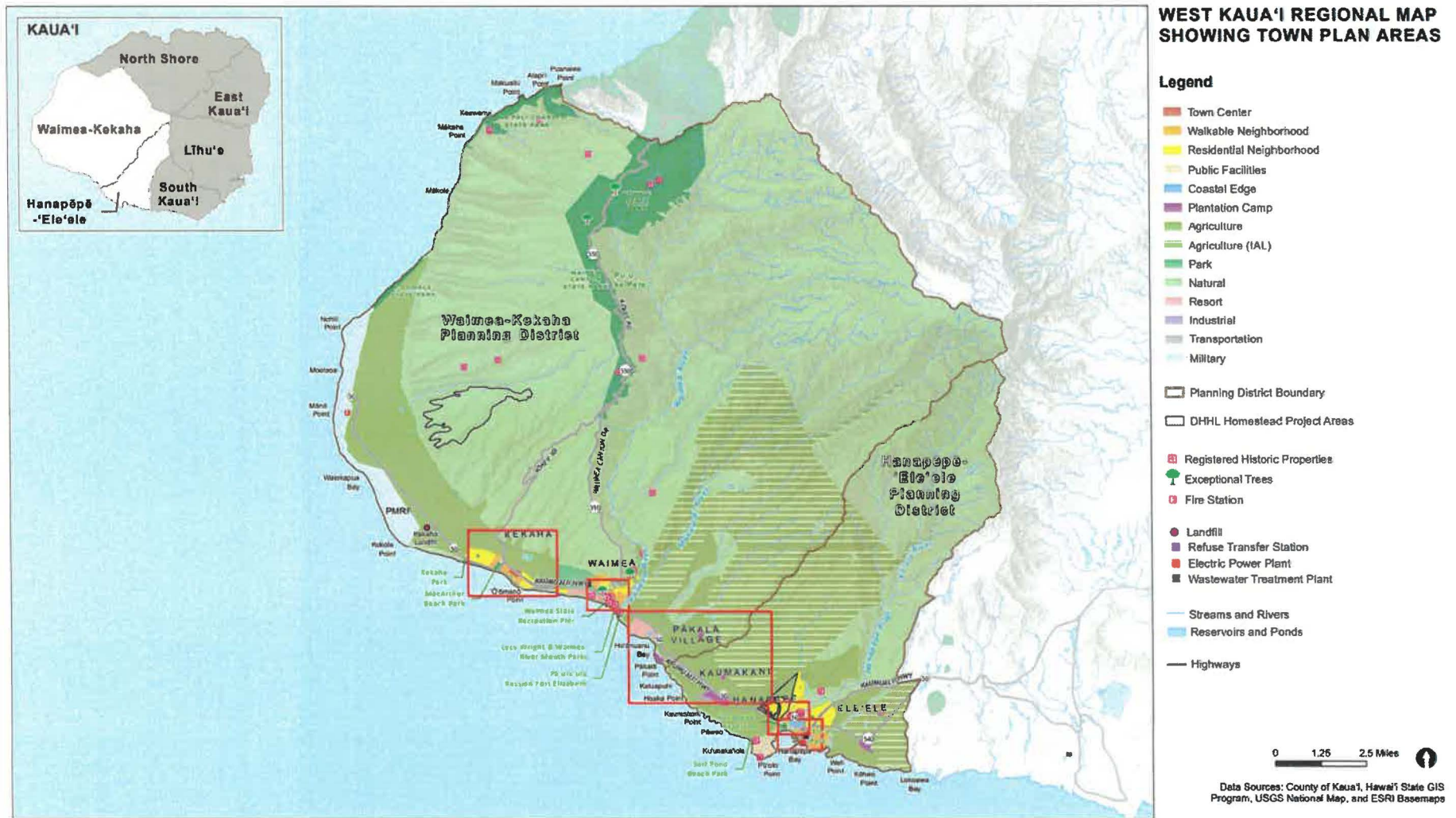
Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 “West Kaua'i Regional Map Showing Town Plan Areas”.

126

WEST KAUA'I COMMUNITY PLAN



**A BILL FOR AN ORDINANCE AMENDING
“KAUA‘I KĀKOU – KAUA‘I COUNTY GENERAL PLAN” (2018)
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA‘I**

(County of Kaua‘i Planning Department, Applicant) (GPA-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA‘I, STATE OF HAWAII:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled “Kaua‘i Kākou – Kaua‘i County General Plan” (2018) (incorporated by reference in Chapter 7, Kaua‘i County Code 1987, as amended) (The General Plan for the County of Kaua‘i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001 and referred to hereafter as “Numila Camp,” is located adjacent to the Kaua‘i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

The Council finds that the Numila Camp amendment boundaries are delineated by the map attached to this Ordinance as Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai‘i State Land Use Commission.

The Council finds that the Numila Plantation Camp areas maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (BBCP Kaua‘i Operating, LLC) has consented to this General Plan amendment.

SECTION 2: The booklet entitled “Kaua‘i Kākou – Kaua‘i County General Plan” (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua‘i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua‘i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua‘i.
2. Amend page 233 by deleting the amended Figure 5-2, West Kaua‘i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-3, West Kaua‘i Land Use Map, as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua‘i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawaii

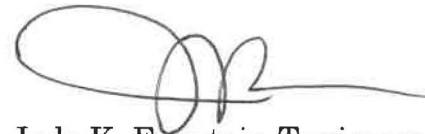
V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 3 - Bill Numila GPA-2025-2\Bill Numila GPA-2025-2 (AB) JA_ss.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2963, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

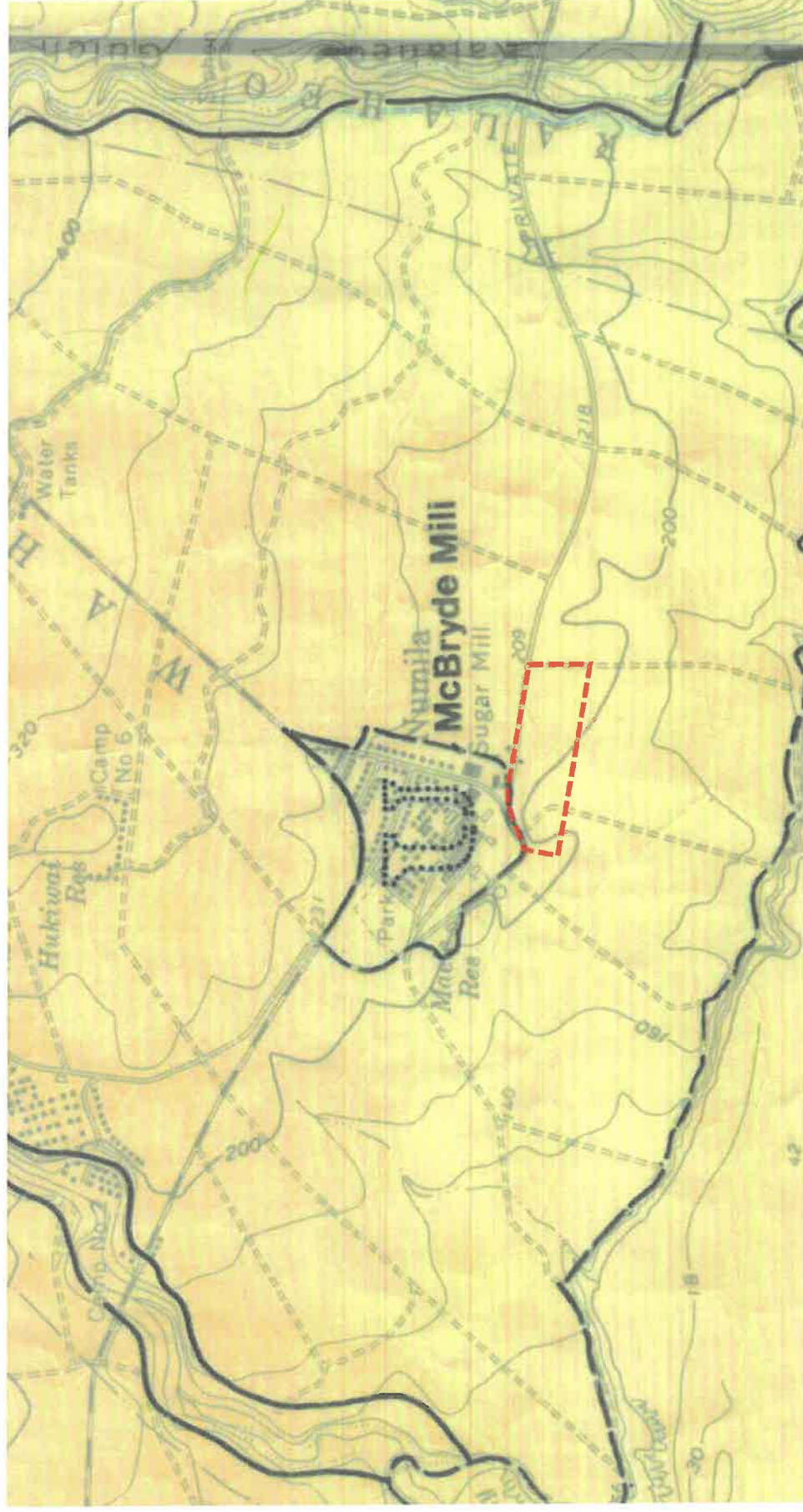
Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A

Location Map



Zoning Amendment Location Map

 Amendment Boundaries

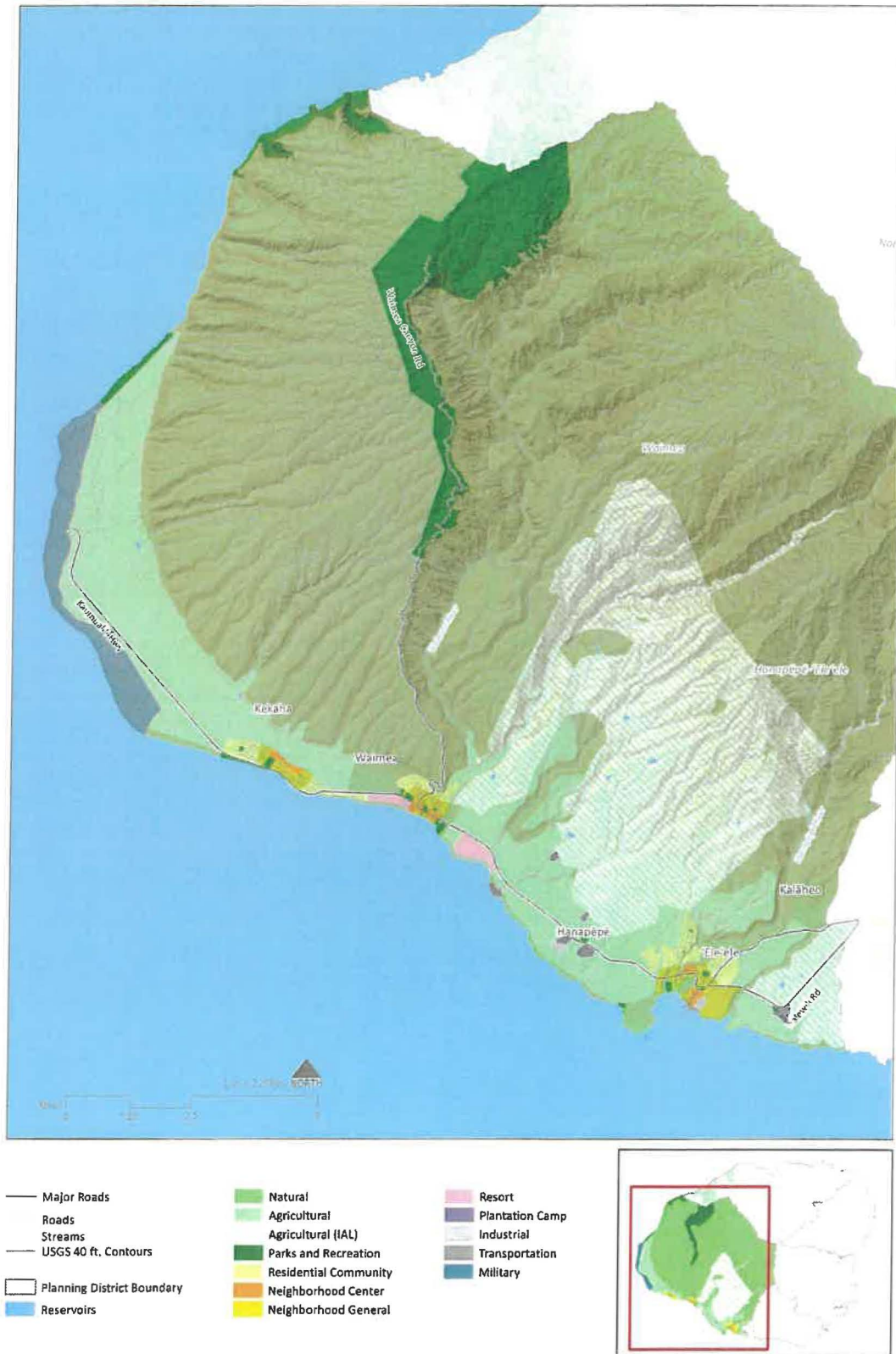
Exhibit B

**Map Showing Amendment
to the Kaua'i General Plan (2018) Land
Use Map Figure 5-1 "Kaua'i Land Use
Map"**



Exhibit C

**Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map
Figure 5-3 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"**



ORDINANCE NO. _____

BILL NO. 2964

**A BILL FOR AN ORDINANCE AMENDING
THE STATE LAND USE DISTRICT BOUNDARY
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (A-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 2-2-001:001 from Agricultural (AG) to Urban (U).

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Wahiawa, Kaua'i, identified as TMK (4) 2-2-001:001, as shown on the map attached to this Ordinance as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (AG) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in the map attached to this Ordinance as Exhibit A.
2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.
3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu‘e, Kaua‘i, Hawai‘i

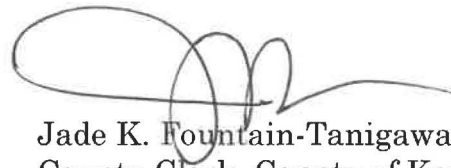
V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 4 - Bill Numila SLUD A-2025-2\2025-297 Bill Numila SLUD A-2025-2 AB_JA_mn.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2964, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

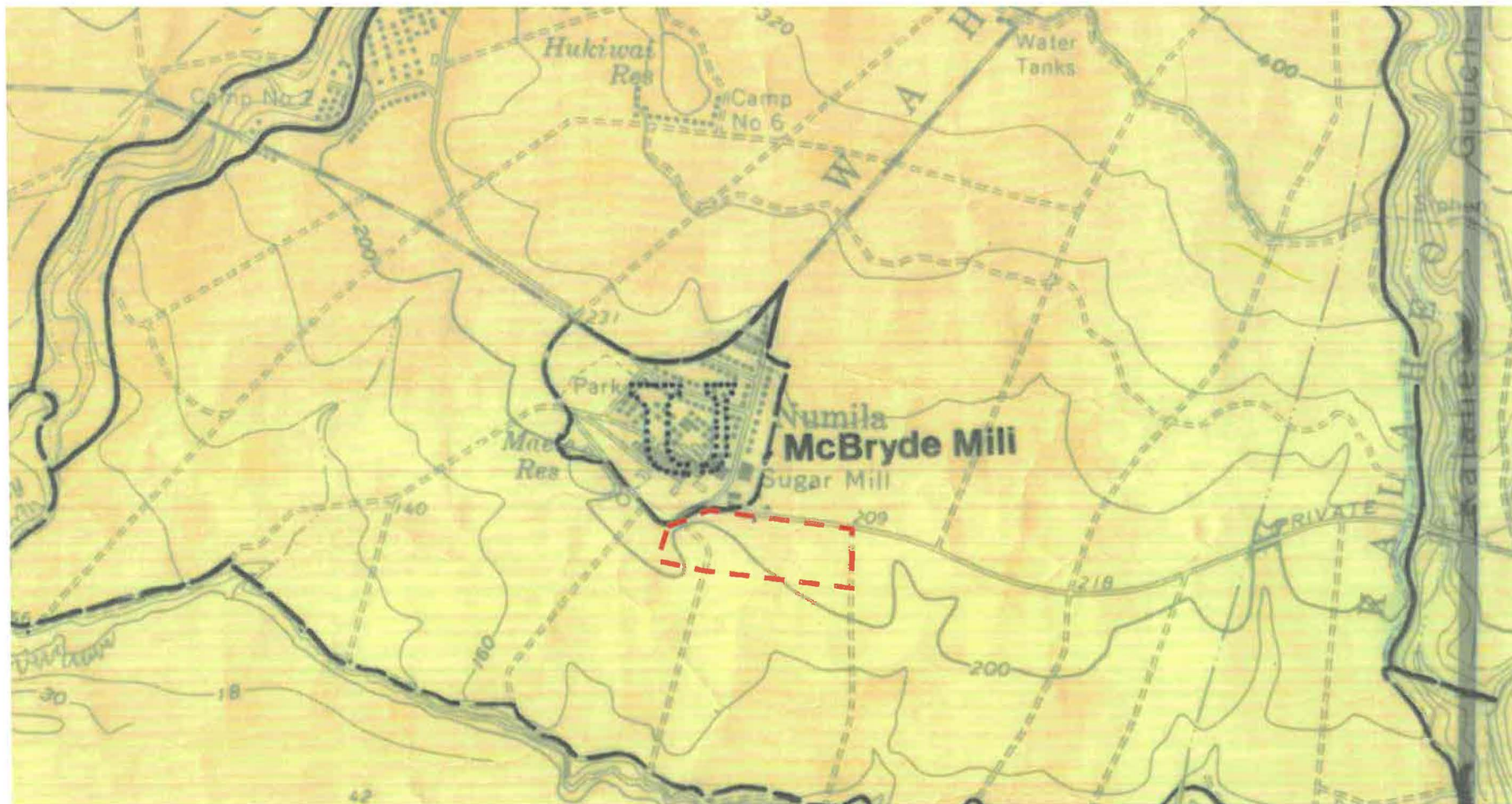
FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Wahiawa, Kauai, Hawaii



State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3,
KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE
WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-6)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kaua'i County Code 1987, as amended (Kaua'i County Code), relating to the West Kaua'i Community Plan (WKCP). The proposal amends Article 10-3 of the Kaua'i County Code relating to text and mapping requirements to establish a Special Planning Area "Q," which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed-Use District," and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key (TMK) (4) 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" (AG) to "Plantation Camp" (PC) within the SPA-Q boundaries.

The Council finds that the Kā'awanui Village amendment boundaries are delineated by the map attached to this Ordinance as Exhibit A.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan, adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the current landowner (Gay & Robinson, Inc.) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Article 10-3, Kaua'i County Code 1987, as amended, to add a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KC6-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan as attached to this Ordinance as Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached to this Ordinance as Exhibit C.

SECTION 3. The booklet entitled “West Kaua‘i Community Plan” (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua‘i.

SECTION 4. Chapter 10, Article 3, Kaua‘i County Code, as amended (West Kaua‘i Community Plan Implementing Ordinance), is amended as follows:

“Section 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the “West Kaua‘i Community Plan Implementing Ordinance.” It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua‘i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua‘i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua‘i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua‘i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua‘i Planning District.

(b) Nature of the West Kaua‘i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua‘i area, whose boundary is described in the report entitled “West Kaua‘i Community Plan.” Additionally, this Article supplements Chapter 8, Kaua‘i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua‘i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua‘i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,]

Ordinance No. 1083, Ordinance No. 1138, Ordinance No. ****, and Ordinance No. ****, and on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, 2022, 2025, and as may be subsequently amended), a booklet whose major components include:

- (1) Regional and town plan maps;
- (2) Policies for the West Kaua'i region as a whole;
- (3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and
- (4) Appendices.

Section 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

Section 10-3.3. Application of Regulations.

(a) [The West Kaua'i Form-Based Code, attached as Appendix "C", and the Plantation Camp Form-Based Code, attached as Appendix "D", to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form-Based Code] The following West Kaua'i Community Plan appendices are incorporated by reference: the West Kaua'i Form-Based Code (attached as Appendix C), the Plantation Camp Form-Based Code (attached as Appendix D), the Numila Plantation Camp Form-Based Code (attached as Appendix E), and the Kā'awanui Plantation Camp Form-Based Code (attached as Appendix F). These provisions shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to [Ordinance No. 1083 and Ordinance No. 1138,] Ordinance No. 1083, Ordinance No. 1138, Ordinance No. ****, and Ordinance No. ****, and on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the [West Kaua'i Form-Based Code.] Form-Based Codes referenced in Section 10-3.3(a). When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9,

Kaua'i County Code 1987, as amended (Subdivision Ordinance), the [West Kaua'i Form-Based Code] Form-Based Codes referenced in Section 10-3.3(a) shall supersede such provisions, as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

Section 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

Section 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas ["K," "L," "M," "N," and "O."] K, L, M, N, O, P, and Q. The boundaries of the following form-based code districts are hereby adopted as described in the [West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code,] Form-Based Codes referenced in Section 10-3.3(a), attached as Appendix ["C" and] C, Appendix ["D"] D, Appendix E, and Appendix F to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area ["K,"] K, which shall also be known as the "Kekaha Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area ["L,"] L, which shall also be known as the "Waimea Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area ["M,"] M, which shall also be known as the "Hanapēpē Town Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area ["N,"] N, which shall also be known as the "Ele'ele-Port Allen Walkable [Mixed Use] Mixed-Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area ["O,"] O, which shall also be known as the "Kaumakani Plantation Camp Walkable [Mixed Use] Mixed-Use District" and designated as "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area P, which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District" and designated as "SPA-P" as shown on the zoning map attached to Ordinance No. **** as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(7) Special Planning Area Q, which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District" and designated as "SPA-Q" as shown on the zoning map attached to Ordinance No. **** as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village) [and], ZM-KA-100 (Kaumakani Avenue) [is], ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā'awanui Village) are hereby adopted.

Section 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area."

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the designated Ordinance number of this Ordinance if relating to Kā'awanui and the designated Ordinance number of the companion Ordinance relating to Numila, respectively, shall be substituted for the **** placeholders.

SECTION 8. Material to be deleted is bracketed. New material is underscored. When revising, compiling, or printing this Ordinance for inclusion in the Kaua'i County Code 1987, as amended, the brackets, bracketed material, and underscoring need not be included.

SECTION 9. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i

V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 5 - Bill Kaawanui ZA-2025-6\Bill
Kaawanui ZA-2025-6 (AB) JA_ss.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2965, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

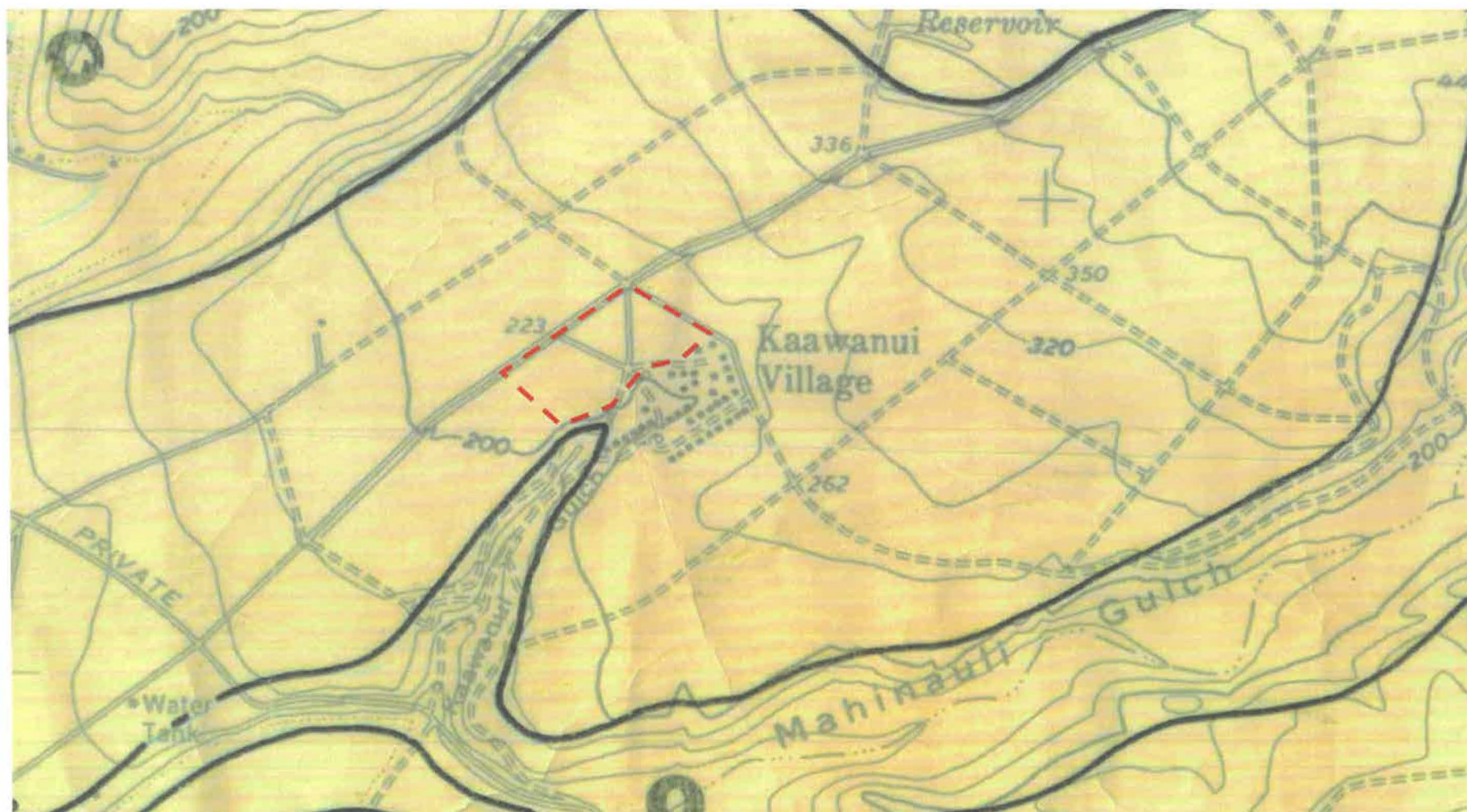
Lihu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A

Location Map



Zoning Amendment Location Map


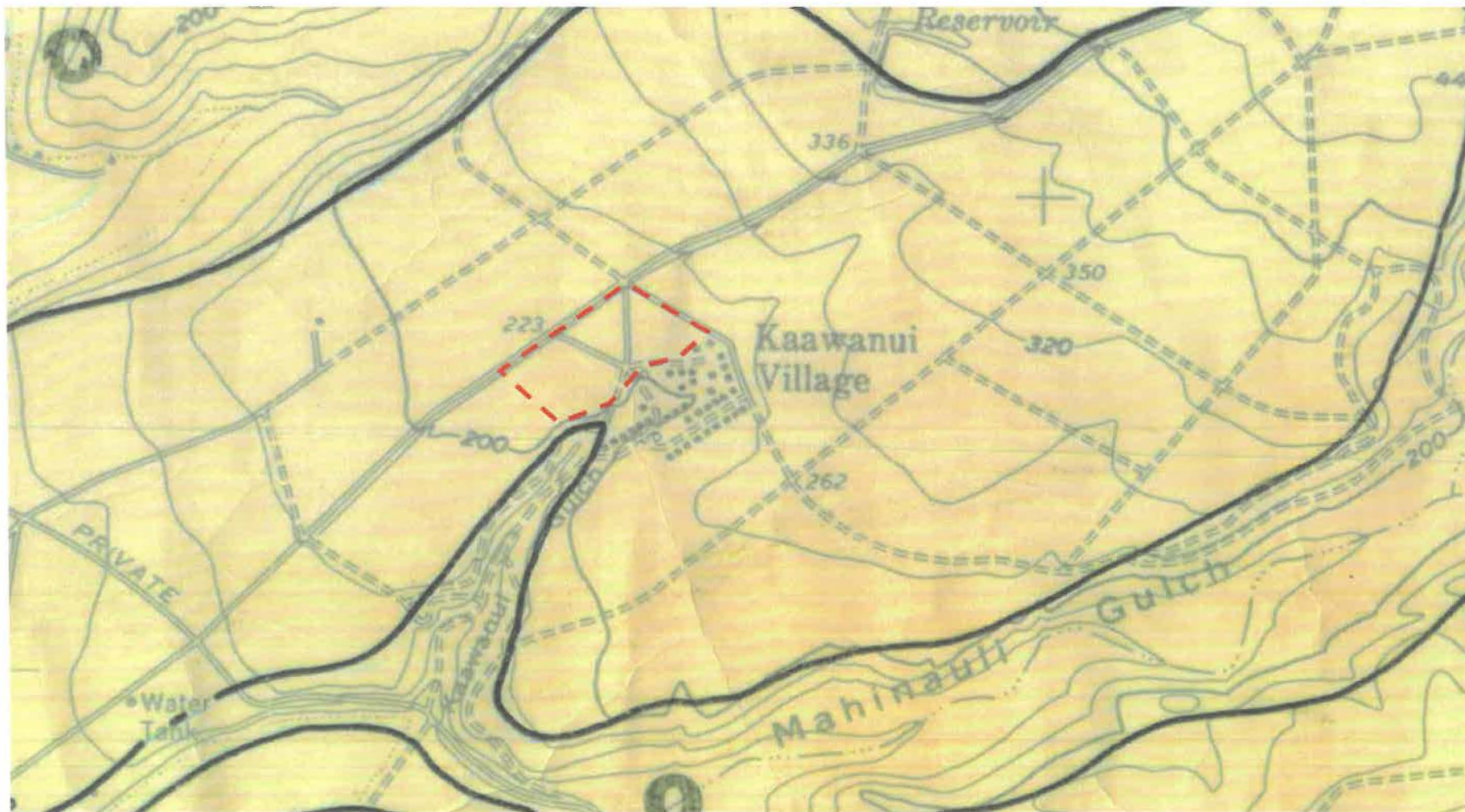
 Amendment Boundaries

Exhibit B

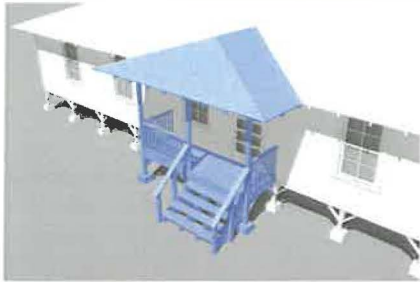
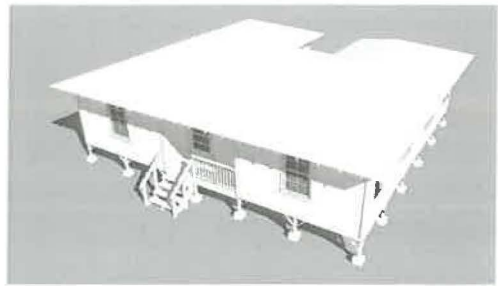


Zoning Map ZM-KC6-100 (Kā'awanui Village)



SPA-Q Boundary - Kā'awanui Plantation Camp Walkable Mixed Use District
Makaweli, Kaua'i, Hawai'i

Exhibit C



Kā'awānui Village Form-Based Code

Prepared by the County of Kaua'i Planning Department



Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose	5-8
1.1.010 Purpose and Intent	5
1.1.020 Using Zoning to Reinforce West Kauaʻi's Places	5
1.1.030 Plantation Camp Place Type	6
1.1.040 The West Kauai Kāʻawanui Village Transect	7
1.1.050 Lack of Lot Lines	8
Sub-Article 1.2: Transect Map	10
1.2.010 Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kāʻawanui Village Transect Zone Descriptions	12-13
2.1.010 T3 Kāʻawanui Village Flex – Plantation Camp (T3KAAVF-PC)	12-13
Sub-Article 2.2: Kāʻawanui Village Building Types	15-30
2.2.010 Kāʻawanui Cottage Horizontal	15-16
2.2.020 Kāʻawanui Cottage Vertical	17-18
2.2.030 H-Type Cottage	19-20
2.2.040 HSPA Cottage	21-22
2.2.050 Duplex	23-24
2.2.060 Multiplex Small	25-26
2.2.070 Dormitory	27-28
2.2.080 Camp Store	29
2.2.090 Community Parking Facility	30
Sub-Article 2.3: Kāʻawanui Village Building Type Frontages	32-34
2.3.010 Lānai, Projecting	32
2.3.020 Lānai, Engaged	33
2.3.030 Stoop	34

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards	36
3.1.010 Purpose	36
3.1.020 Applicability	36
3.1.030 Standards	36
Sub-Article 3.2: Civic Space Standards	37-40
3.2.010 Purpose	37
3.2.020 Standards	37
3.2.030 Civic Spaces	37-38
3.2.040 Civic Space Type Standards	39-40

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability	42-43
4.1.010 Purpose	42
4.1.020 Applicability	42
4.1.030 Review Authority	42
4.1.040 Concurrent Processing	43
4.1.050 Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals	44-45
4.2.010 Zoning Permits	44-45
4.2.020 Use Permits	45
4.2.030 Variance	45
4.2.040 Minor Modifications	45
Sub-Article 4.3: Administration and Enforcement	46
4.3.010 Amendments	46
4.3.020 Non-Conforming Provisions	46
4.3.030 Appeals	46
4.3.040 Fee Exemptions	46
4.3.050 Enforcement	46

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases	48-49
5.1.010 Definitions	48-49

Article 1: Introduction

Sub-Article 1.1: Purpose		X-X
---------------------------------	--	------------

1.1.010	Purpose and Intent	X
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	X
1.1.030	Plantation Camp Place Type	X
1.1.040	The West Kaua'i Kā'awanui Village Transect	X-X
1.1.050	Lack of Lot Lines	X

Sub-Article 1.2: Transect Maps		X-X
---------------------------------------	--	------------

1.2.010	Transect Maps	X-X
---------	---------------	-----

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Kāʻawanui Village Form-Based Code guides development in a manner consistent with the goals of the West Kauaʻi Community Plan and County of Kauaʻi General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by the Kāʻawanui Village Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Kāʻawanui Village Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

- A. 1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kāʻawanui Village historic plantation camp;
- B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry; and
- C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kauaʻi's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kauaʻi County Code 1987, as amended). Kauaʻi has five distinct place types based on historic settlement patterns. They include the following:

- A. Rural crossroads;
- B. Plantation camps;
- C. Small village;
- D. Large village;
- E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Kā'awanui Village, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Kā'awanui Village:

Gay and Robinson Kā'awanui Village was a plantation camp located on the island of Kaua'i, Hawaii. Established during the early 20th century, the camp was part of the extensive sugar plantation operations owned by the Gay and Robinson families, who were prominent figures in Hawaii's sugar industry. The plantation camps, including Kā'awanui Village, were integral to the daily operations of the plantations, providing housing and community facilities for the workers and their families. The camp was home to a diverse population of laborers, including many immigrants from Japan, the Philippines, China, and Portugal, who had come to Hawaii seeking better economic opportunities. These workers played a crucial role in the cultivation and processing of sugar cane, which was a major export commodity for Hawaii.

Life in the camp was characterized by a strong sense of community, with residents often sharing cultural traditions, foods, and celebrations. Despite the challenging working conditions, the camp residents forged tight-knit communities and supported each other through the demanding plantation lifestyle.

As the sugar industry in Hawaii began to decline in the latter half of the 20th century, many of the plantation camps, including Gay and Robinson Kā'awanui Village, were eventually abandoned or repurposed. The legacy of these camps remains a significant part of Hawaii's agricultural and cultural history, reflecting the contributions and experiences of the plantation workers and their families.

1.1.040 The West Kauai Kāʻawanui Village Transect

The Form-Based Code transect is an organizing principle used in Form-Based Code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

The Kāʻawanui Village Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Kāʻawanui Village. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas.

The West Kauai Kāʻawanui Village Plantation Camp Transect Zones:

- A. T3 Kāʻawanui Village Flex – Plantation Camp (T3KAAVF-PC) The form and character of this transect zone supports a limited amount of new development that includes building types derived from the historic Kāʻawanui Village camp and the West Kauai region. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

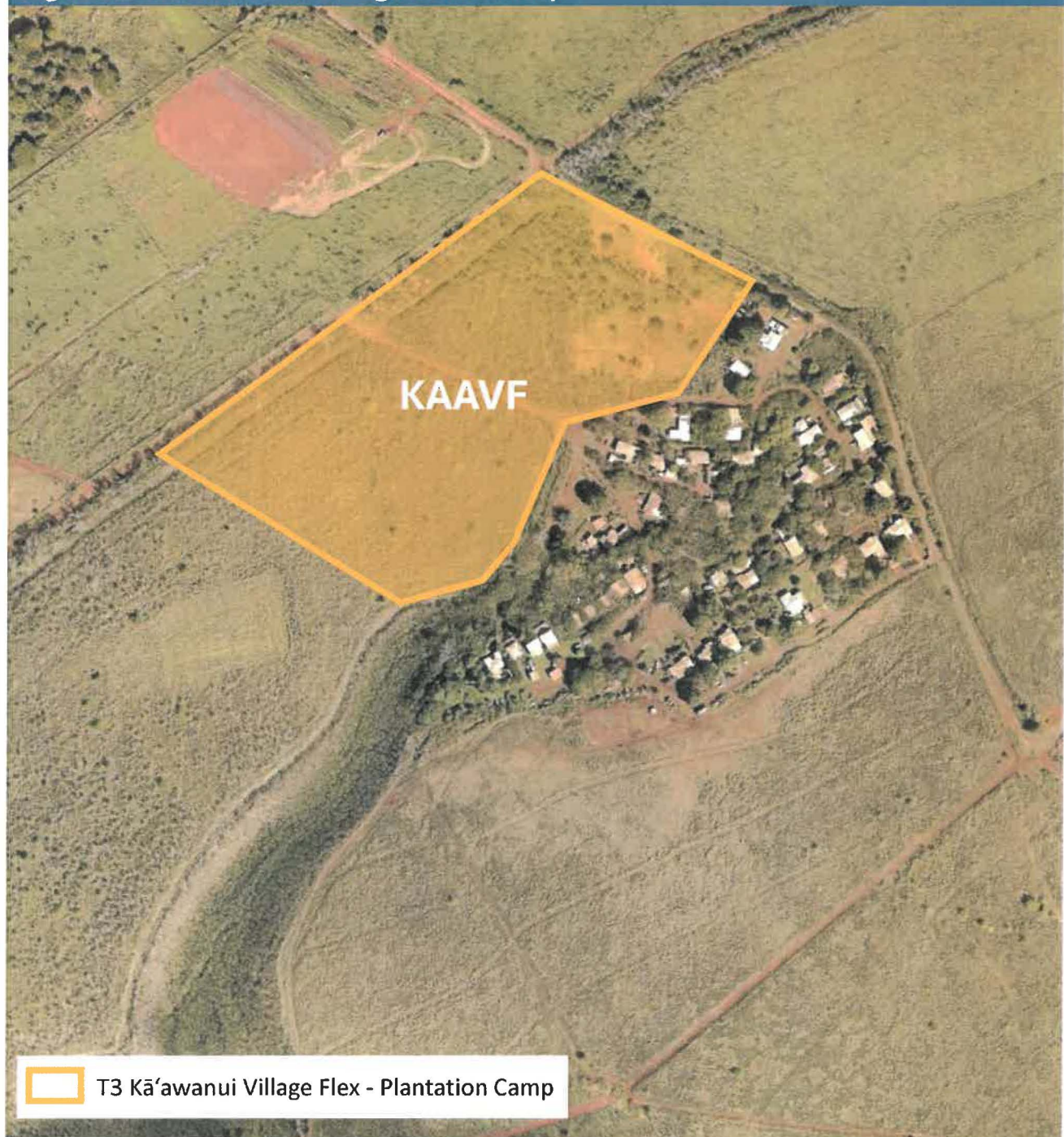
Design standards for Form-Based Codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, Form-Based Codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. The Kāʻawanui Village Form-Based Code Transects is within a single lot of record. The Kāʻawanui Village Transects and the corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the Code utilizes building-to-building and building-to-thoroughfare setbacks to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Kā'awanui Village Transect Map



Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kāʻawanui Village Transect Zone Descriptions		12-13
2.1.010	T3 Kāʻawanui Village – Plantation Camp (T3KAAV-PC)	12-13

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Kā'awanui Village Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Kā'awanui Horizontal Cottage	2.2.010
ii. Kā'awanui Vertical Cottage	2.2.020
iii. H-Type Cottage	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. Camp Store	2.2.080
ix. Community Parking Facility	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. *Commercial	Permitted Use

- Residential use and Home Businesses are the only permissible use within the building types except for commercial operations in the Camp Store building type. All other uses are prohibited.
- *Commercial operations are a Permitted Use only within the Camp Store building type.

2.1.010 T3 Kāʻawanui Village Flex (T3KAAVF-PC)**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

- i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

- i. There is a 10 foot minimum setback from the side thoroughfare for all structures.

4. Building Placement Notes

- i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Miscellaneous

- i. A maximum of one Camp Store is allowed within the Kāʻawanui Village – Plantation Camp transect for every 50 cottages.
- ii. Any additional Camp Stores will require a use permit.

F. Parking**1. Required Spaces**

- i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

- i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 600 square feet in size.
- iv. Accessory structures shall be limited to no more than 2 per building.
- v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
- vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

- i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
- ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Kāʻawanui Village Building Types	15-30
2.2.010 Kāʻawanui Horizontal Cottage	15-16
2.2.020 Kāʻawanui Vertical Cottage	17-18
2.2.030 H-Type Cottage	19-20
2.2.040 HSPA Cottage	21-22
2.2.050 Duplex	23-24
2.2.060 Multiplex Small	25-26
2.2.070 Dormitory	27-28
2.2.080 Camp Store	29
2.2.090 Community Parking Facility	30

2.2.010 Kā'awanui Horizontal Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Horizontal Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The longest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

- i. A Kā'awanui Horizontal Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Kā'awanui Horizontal Cottage.
- iii. A Kā'awanui Horizontal Cottage may have up to 1 wing attached to the main body.
- iv. The wing shall project from either the front or the rear of the main body.
- v. The wing shall be aligned with either of the sides of the main body.

2. Main Body

- i. The minimum width of the main body shall be 30 feet and a maximum of 48 feet.
- ii. The minimum depth of the main body shall be 18 feet and a maximum of 32 feet.

B. Building Size and Massing (continued)

3. Wing(s)

- i. The width of the wing shall be no more than 22 feet maximum.
- ii. The depth of the wing shall be no more than 14 feet maximum.

C. Building Frontages

- i. A Kā'awanui Horizontal Cottage shall have at least 1 frontage type.
- ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.
- iii. The frontage may be attached to a front projecting wing.

D. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the Kā'awanui Cottage.
- ii. A rear entrance is required and shall be located on the rear of the main body or the back wall of a rear wing.

2.2.010 Kā'awanui Horizontal Cottage**F. Foundation**

- i. The Kā'awanui Horizontal Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

- i. All windows shall be single or double hung.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The Kā'awanui Horizontal Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof**1. Roof Pitch**

- i. The Kā'awanui Horizontal Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

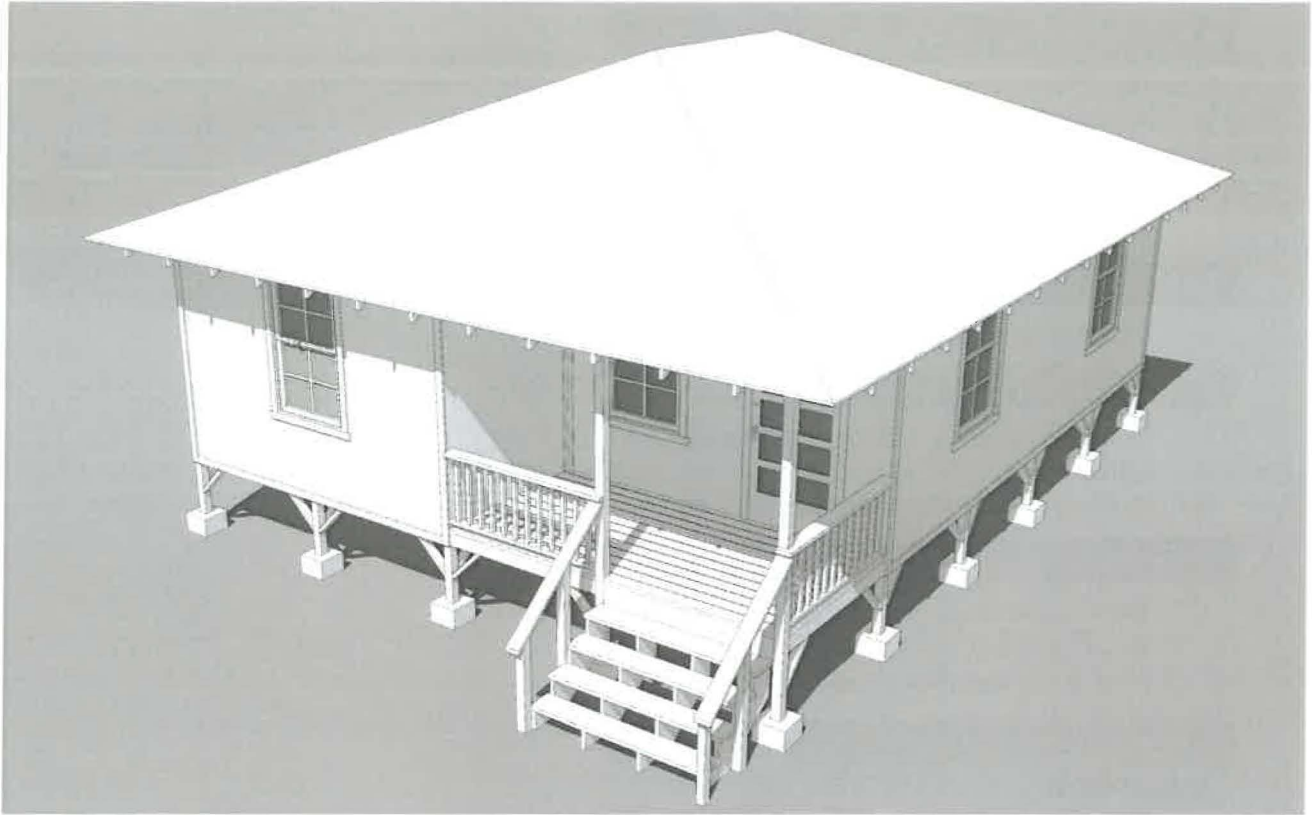
2. Roof Material Type

- i. The Kā'awanui Horizontal Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The Kā'awanui Horizontal Cottage roof types shall be Gable, Hip, or Dutch-Gable.
- ii. Gable roofs shall have a decorative vent feature. The decorative vent shall include a fire mesh.

2.2.020 Kā'awanui Vertical Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Vertical Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The shortest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

- i. A Kā'awanui Vertical Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Kā'awanui Vertical Cottage.
- iii. A Kā'awanui Vertical Cottage shall not have wings.

2. Main Body

- i. The minimum width of the main body shall be 16 feet and a maximum of 28 feet.
- ii. The minimum depth of the main body shall be 30 feet and a maximum of 44 feet.

C. Building Frontages

- i. A Kā'awanui Vertical Cottage shall have at least 1 frontage type.
- ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the Kā'awanui Vertical Cottage.

2.2.020 Kā'awanui Vertical Cottage**F. Foundation**

- i. The Kā'awanui Vertical Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

- i. All windows shall be single or double hung.

H. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

I. Height

- i. The Kā'awanui Vertical Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

J. Roof**1. Roof Pitch**

- i. The Kā'awanui Vertical Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

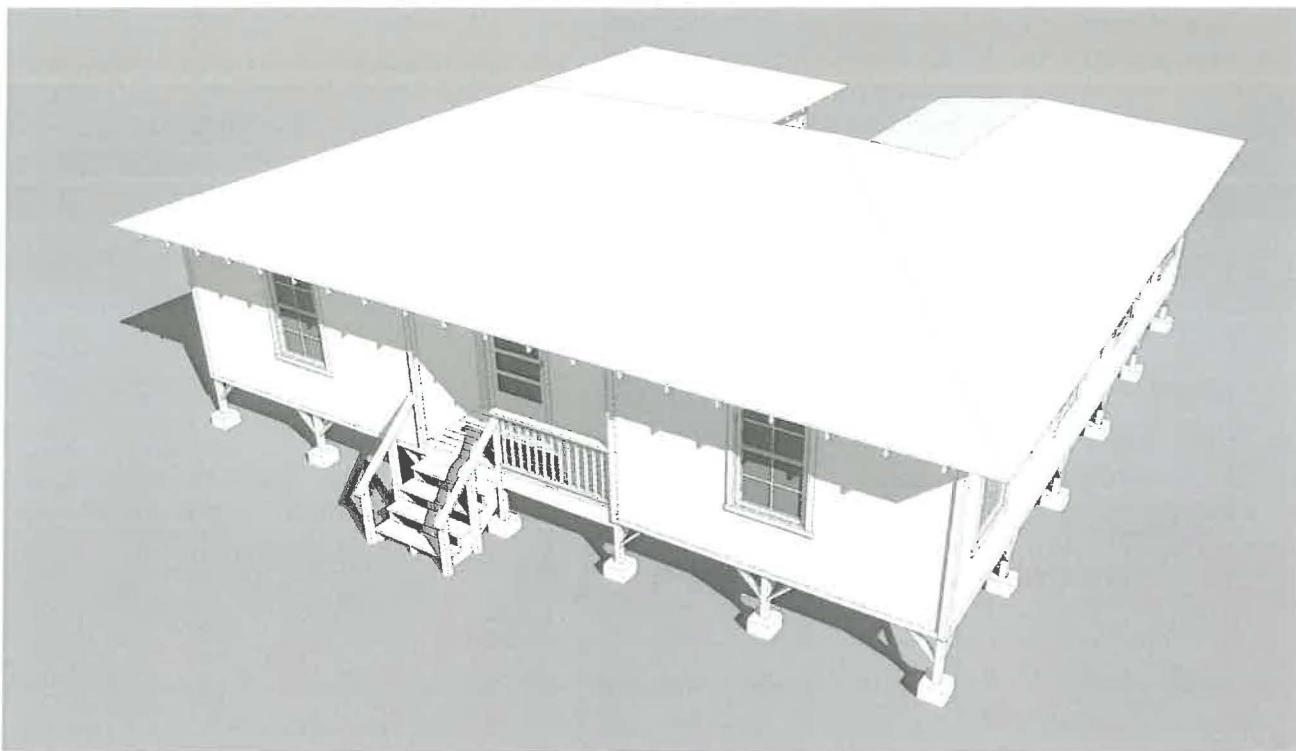
2. Roof Material Type

- i. The Kā'awanui Vertical Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The Kā'awanui Vertical Cottage roof types shall be Gable or Hip.
- ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 H-Type Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

H-Type Cottage: This building type is a medium-sized detached residential structure, and it is used for single or multi family occupancy. The longest side of the main body of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

- i. A H-type Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each H-Type Cottage.
- iii. A H-Type Cottage shall have 2 wings attached to the rear of the main body.
- iv. The wings shall be aligned with the sides of the the main body's side walls.

2. Main Body

- i. The width of the main body shall be 40 feet.
- ii. The depth of the main body shall be 24 feet.

3. Wing(s)

- i. The width of the wing shall be 15 feet.
- ii. The depth of the wing shall be 10 feet.

C. Building Frontages

- i. A H-Type Cottage shall have a Lānai, Engaged frontage type.
- ii. The Lānai, Engaged shall be located in the center of the structure.

D. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the H-Type Cottage.

E. Foundation

- i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

2.2.030 H-Type Cottage**H. Height**

- i. The H-Type Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof**1. Roof Pitch**

- i. The H-Type Cottage roof pitch ratios shall be set at a 4:12.

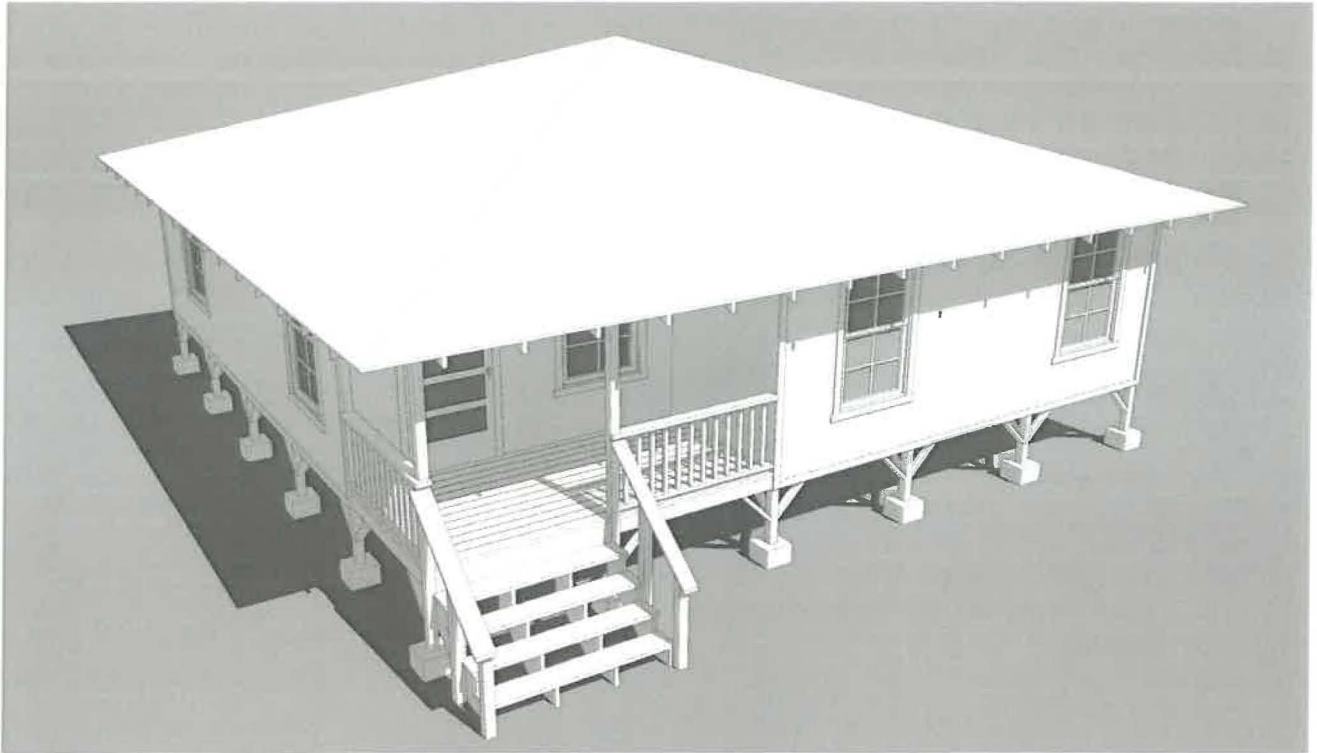
2. Roof Material Type

- i. The H-Type Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The H-Type Cottage roof types shall be Hip.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small to medium sized square detached residential structure, and it is used for single family occupancy.

B. Building Size and Massing

1. Massing

- i. A HSPA Cottage shall have 1 main body section.
- ii. No more than 1 main body is permissible for each HSPA Cottage.
- iii. A HSPA Cottage shall not have wings.

2. Main Body

- i. The minimum width of the main body shall be 25 feet and a maximum of 35 feet.
- ii. The depth of the main body shall be equal to the width of the main body, creating a square structure.

C. Building Frontages

- i. A HSPA Cottage shall have a frontage type.
- ii. The permissible frontage type is Lānai, Engaged; All other frontage types are prohibited.

D. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the HSPA Cottage.

E. Foundation

- i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

2.2.040 HSPA Cottage**H. Height**

- i. The HSPA Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof**1. Roof Pitch**

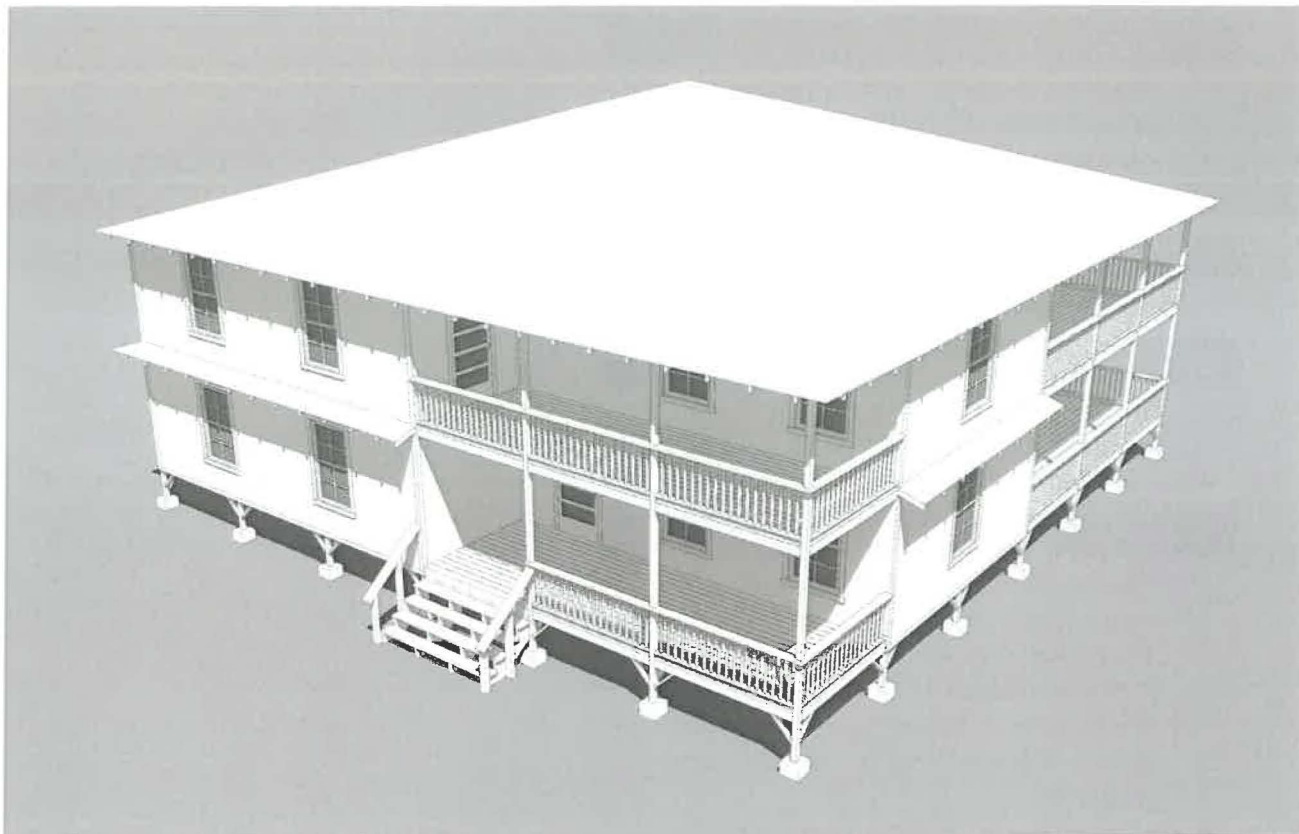
- i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

2. Roof Material Type

- i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

- i. The HSPA Cottage roof types shall be Gable.
- ii. Gable roofs shall have a decorative vent feature.



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

- i. A Duplex shall have one main body.
- ii. No more than one main body is permissible for each Duplex.
- iii. A Duplex may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

- i. The width of the wing shall be no more than 15 feet maximum.
- ii. The depth of the wing shall be no more than 20 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

- i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex**D. Pedestrian Access**

- i. The main pedestrian entries shall be located in the frontage of the Duplex.
- ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

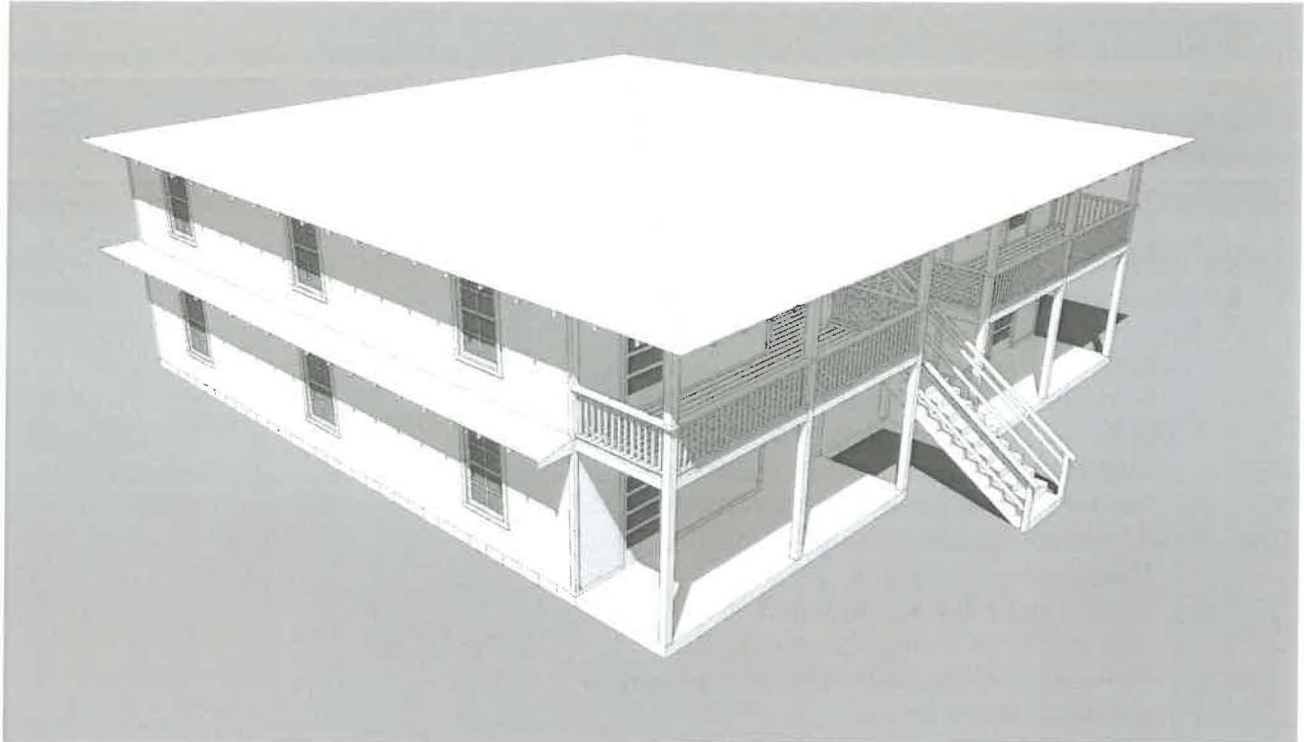
H. Height

- i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Duplex shall not be greater than two stories in height.

I. Roof

- i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

- i. The minimum number of units in a Multiplex Small building is three.
- ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

- i. A Multiplex Small building shall have one main body.
- ii. No more than one main body is permissible for each Multiplex Small building.
- iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

- i. The width of the wing shall be no more than 24 feet maximum.
- ii. The depth of the wing shall be no more than 24 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

- i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small**E. Fenestration**

- i. All windows shall be single or double hung.

F. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

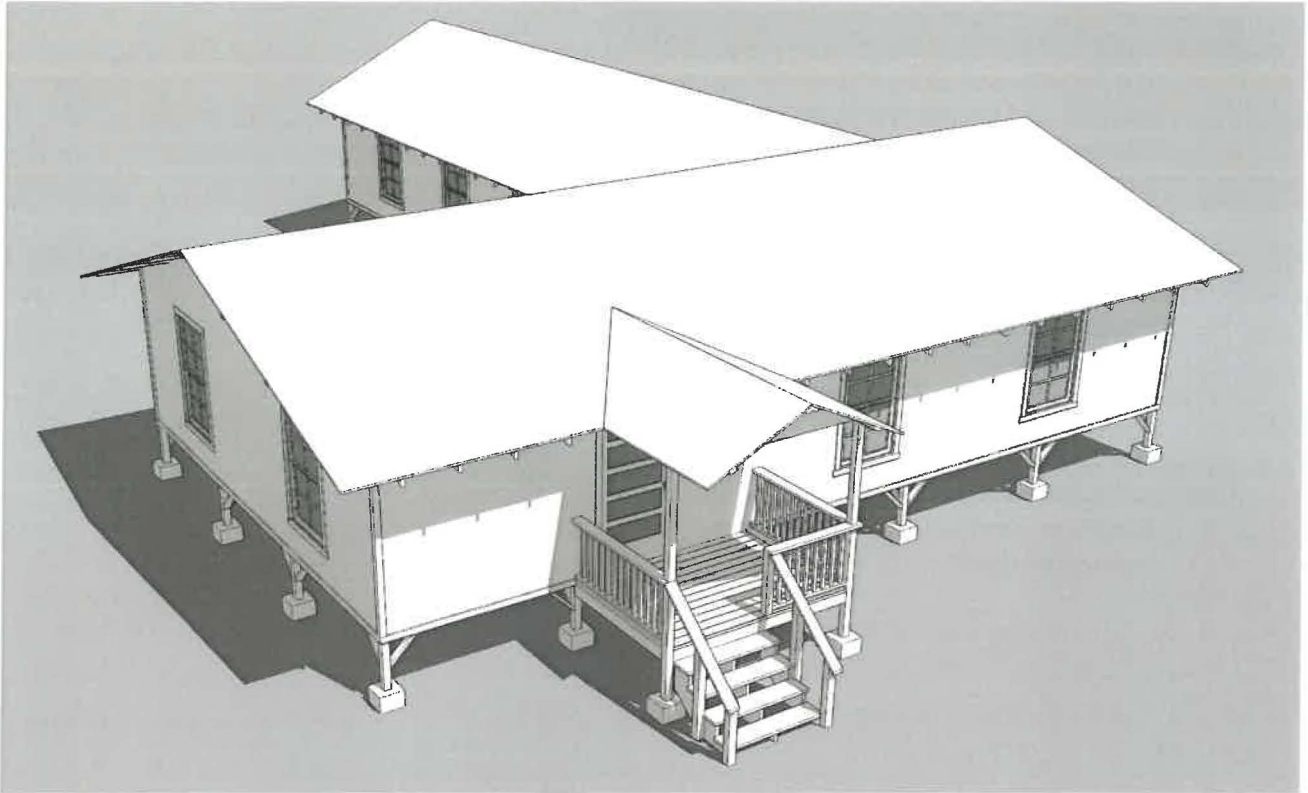
G. Height

- i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

- i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

- i. A Dormitory shall have one main body.
- ii. No more than one main body is permissible for each Dormitory building type.
- iii. A Dormitory may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

2. Main Body

- i. The width of the main body shall not be greater than 62 feet.
- ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

- i. The width of the wing shall not be greater than 26 feet.
- ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

- i. The Dormitory shall have a Lānaʻi, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

- i. All windows shall be single or double hung.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

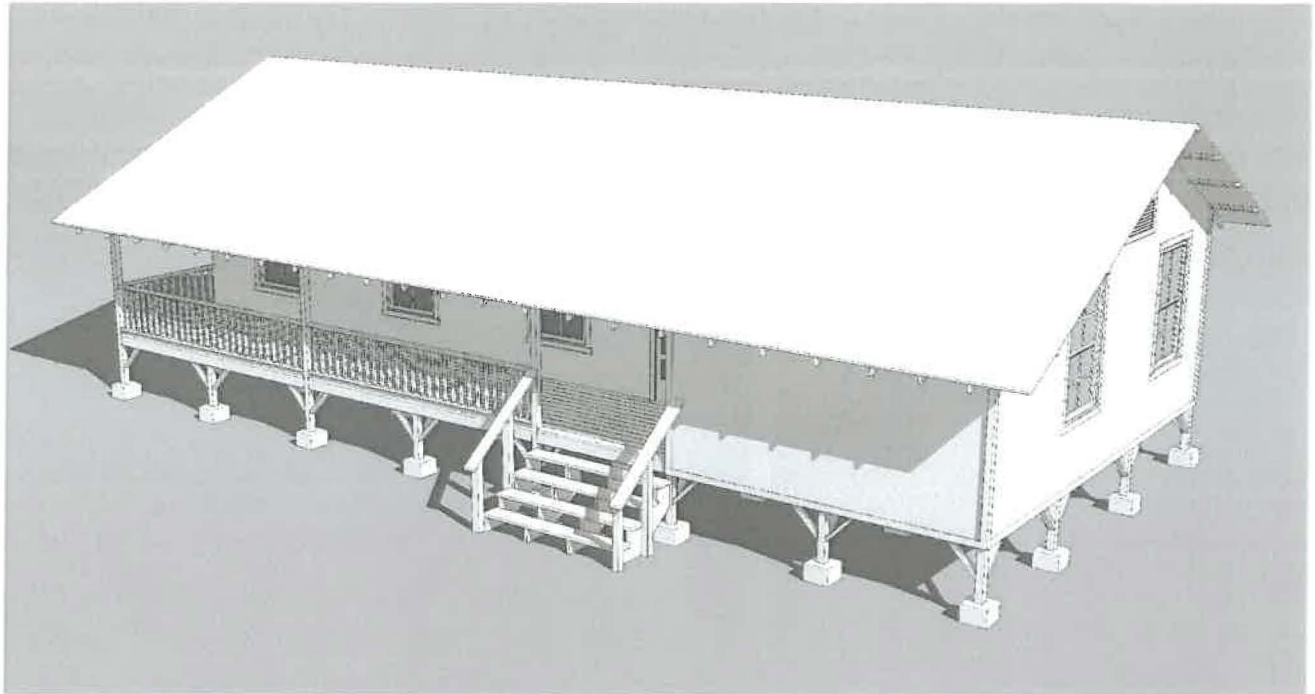
2.2.070 Dormitory**H. Height**

- i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
- ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
- iii. The Dormitory shall not be greater than one story in height.

I. Roof

- i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Camp Store



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Camp Store: This building type is a small to medium sized detached commercial structure.

B. Building Size and Massing

1. Massing

- i. A Camp Store shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Camp Store.
- iii. A Camp Store shall not have wings.

2. Main Body

- i. The width of the main body shall be 40 feet.
- ii. The depth of the main body shall be 20 feet.

C. Building Frontages

- i. A Camp Store shall have a frontage type.
- ii. The permissible frontage type is Lānai, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

- i. The main entrance location shall be located in the frontage of the Camp Store Cottage.

E. Fenestration

- i. All windows shall be single or double hung.

F. Foundation

- i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Siding

- i. All siding materials shall be wood-based materials.
- ii. All siding shall be vertically aligned.

H. Height

- i. The Camp Store shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

- i. The Camp Store roof pitch ratio shall be set at 6:12.

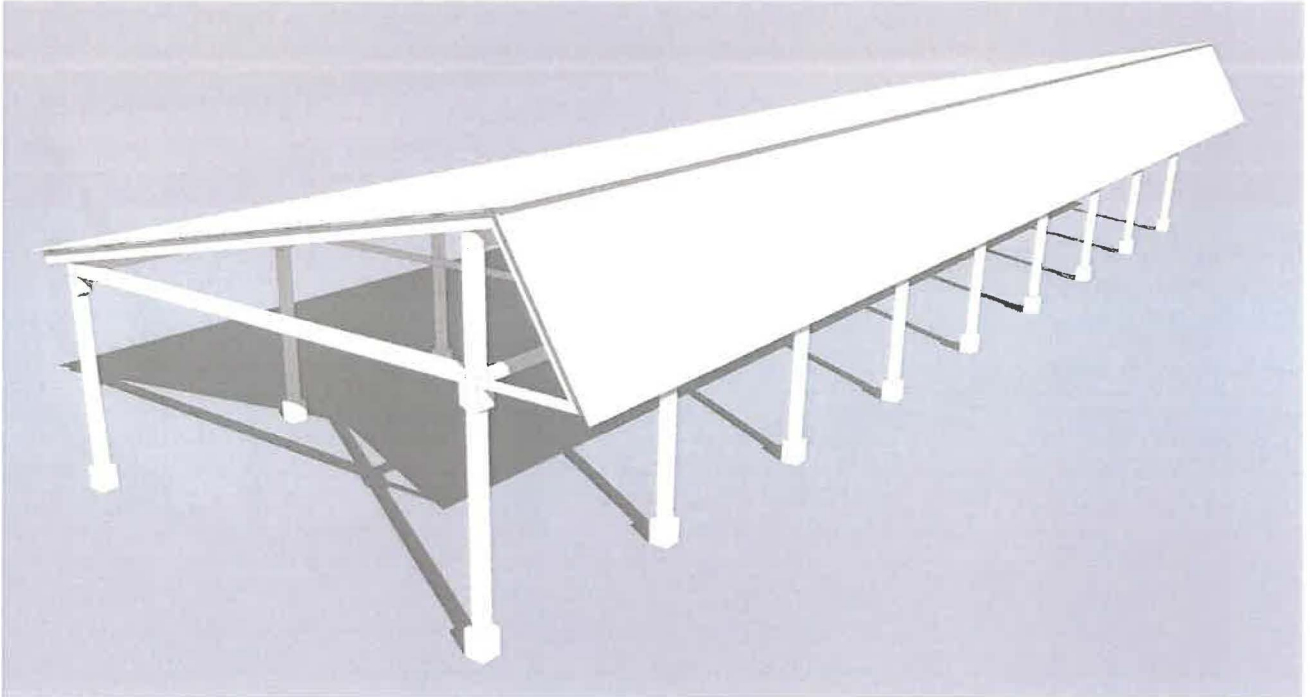
2. Roof Material Type

- i. The Camp Store roof materials shall be corrugated metal.

3. Miscellaneous

- i. The Camp Store roof types shall be Gable.
- ii. Gable roofs shall have a decorative vent feature.

2.2.090 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

- i. A Community Parking Facility shall have 1 main body section.
- ii. No more than 1 main body is permissible for each Community Parking Facility.
- iii. The Main body shall not exceed 120 ft in width and 30 feet in depth.
- iv. The maximum height shall be no more than 20 ft.

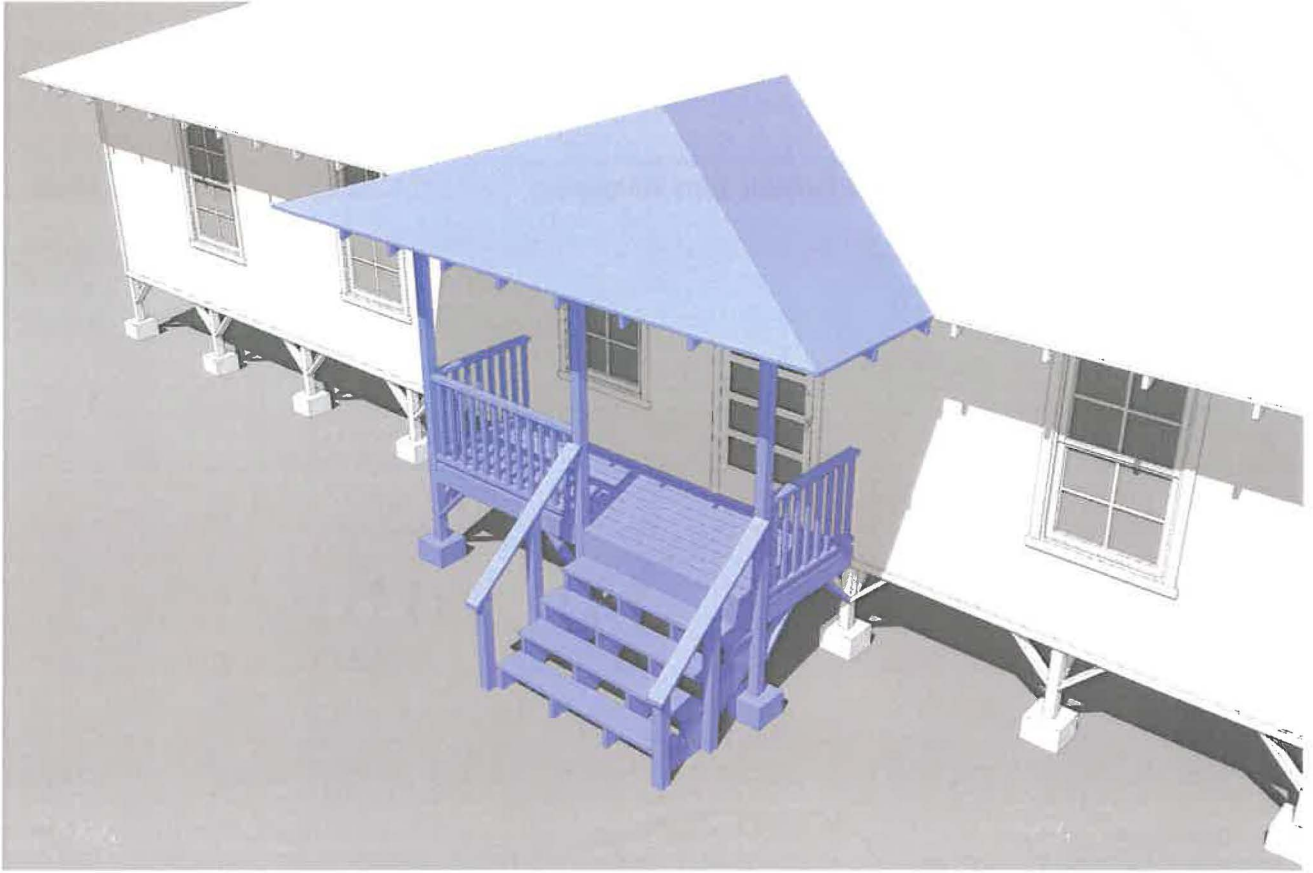


General note: Kaumakani Village Shared Parking Structure

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Kāʻawanui Village Building Type Frontages		32-34
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

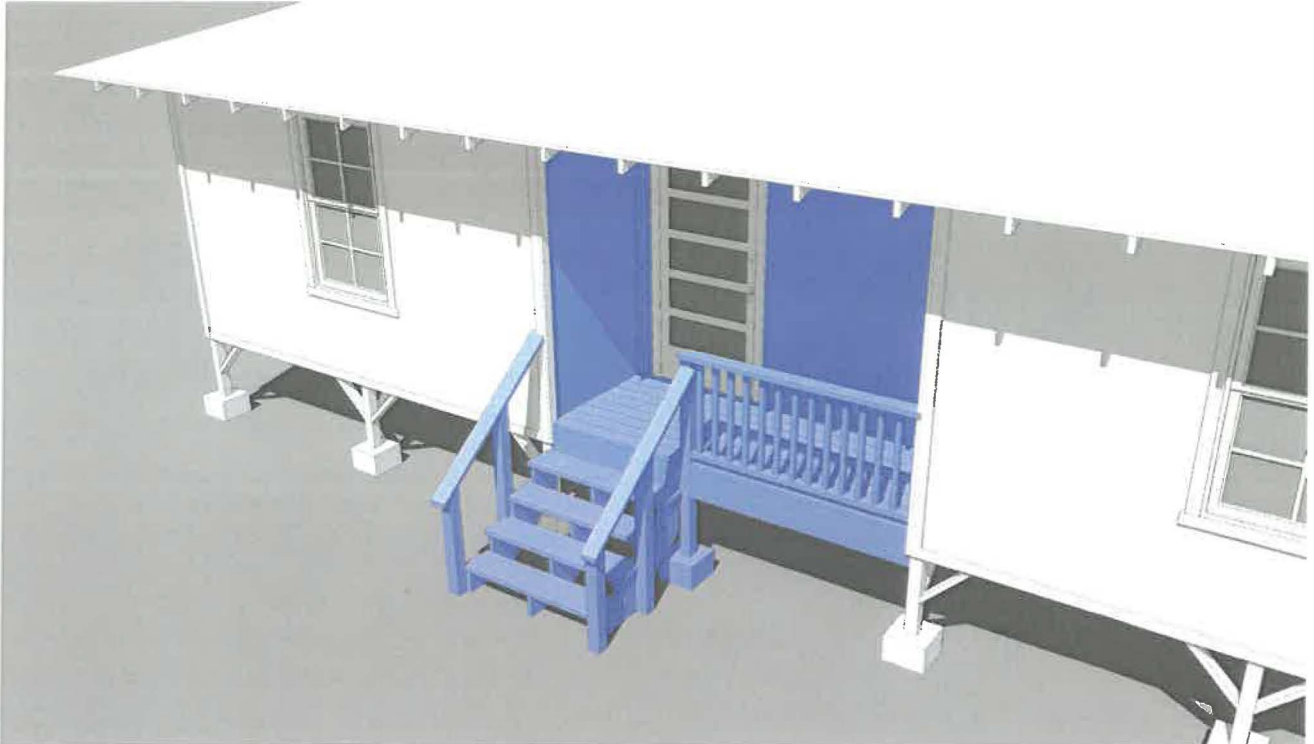
B. Location

- i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

- i. The width of the frontage shall be a minimum of 5 feet and a maximum of 12 feet.
- ii. The depth of the frontage shall be a minimum of 4 feet and a maximum of 6 feet, excluding the stairs.
- iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

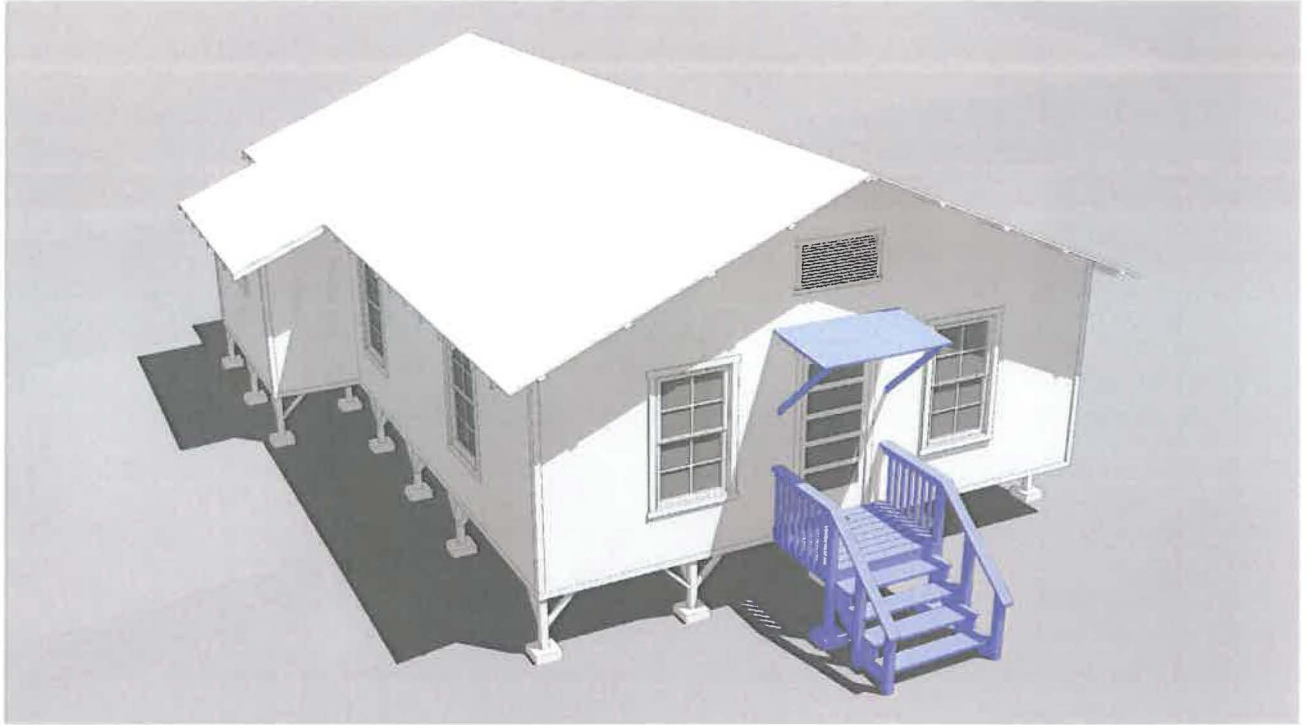
Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building. If the Lanai, Engaged is situated in the center of the structure it can be engaged on 3 sides.

B. Location

- i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

- i. The width of the frontage shall be a minimum of 8 feet and a maximum of 12.
- ii. The depth of the frontage shall be a minimum of 4 feet and maximum of 8 feet, excluding the stairs.
- iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.030 Stoop

General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

- i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

- i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
- ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		36
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		37-40
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Sub-Article 3.1: Thoroughfare Standards

- 3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.
- 3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.
- 3.1.030 **Standards:**
- A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.
 - B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:
 - 1. The thoroughfare is 18 to 20 ft. in width;
 - 2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;
 - 3. On street parking is prohibited;
 - 4. The thoroughfare’s associated residences have access to a shared parking facility within a standard pedestrian shed.
 - 5. The shared parking facility has at least one parking stall for each of the associated residences it services.
 - 6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

- 3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.
- 3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.
- 3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

- A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.
- B. Size. The overall range of allowed sizes of the civic space.
- C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.
 - 1. Building. Civic spaces that are listed as having a “Building” Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.
 - 2. Independent. Civic spaces that are listed as having an “Independent” frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.
- D. Disposition of Elements. The placement of objects within the civic space.
 - 1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.
 - 2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.
 - 3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilities listed.


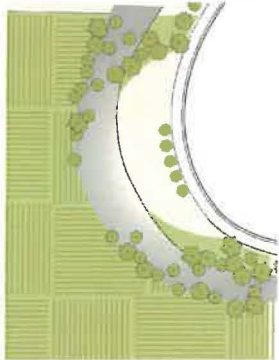
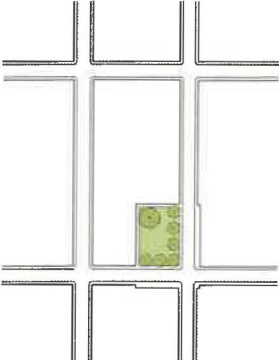
Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

- A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;
- B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;
- C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
- D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

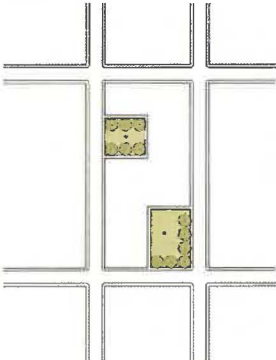
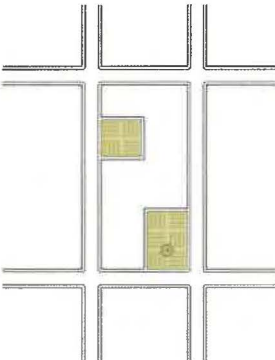
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability 42-43

4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43

Sub-Article 4.2: Permits and Approvals 44-45

4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45

Sub-Article 5.3: Administration and Enforcement 46

4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Sub-Article 4.1: Purpose and Applicability

- 4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.
- 4.1.020 **Applicability:**
- A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Kāʻawanui Village Transect Map).
 - B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kauaʻi County Code 1987, as amended.
 - C. In case of conflict between any provision of this Code, Kauaʻi County Code Chapter 8 (Comprehensive Zoning Ordinance) (“CZO”), and any other Kauaʻi County Code, rule, or regulation conflict, this Code shall apply.
- 4.1.030 **Review Authority:**
- A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.
 - B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority).

4.1.050 **Rules of Interpretation:**

- A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.
- B. Language.
 - 1. The words “shall,” “must,” “will,” “is to,” and “are to” are always mandatory;
 - 2. “Should” is not mandatory but is strongly recommended; and “may” is permissive;
 - 3. The present tense includes the past and future tenses; and the future tense includes the present;
 - 4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
 - 5. The words “includes” and “including” shall mean “including but not limited to”.
 - 6. “Applicant” means an owner or any person who has full written authorization of the owner.
 - 7. “Owner” means the holders of equitable and legal title of land in fee simple.
 - 8. When used in this Code, the terms “Code,” “this Code,” or “Form-Based Code” means the West Kaua’i Form-Based Code
- C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
- D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 Zoning Permits:

- A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.
- B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).
- C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).
- D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:
 - 1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:
 - a. For non-residential or mixed-use projects that are generally permitted; or
 - b. For residential projects, the project consists of no more than one (1) dwelling unit.
 - 2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.
 - 3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:
 - a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or
 - b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

- a. For non-residential or mixed-use projects that require a use permit; or
- b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or
- c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

- E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars (\$500.00), whichever is greater.

4.2.020 **Use Permits:**

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 **Variance:**

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 **Minor Modifications:**

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Kāʻawanui Village Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transect beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Kāʻawanui Village Form-Based Code.

4.3.030 **Appeals:**

- A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.
- B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.
- C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

- A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

- A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases	48-49
---	-------

5.1.010	Definitions	48-49
---------	-------------	-------

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gable/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 “West Kaua'i Regional Map Showing Town Plan Areas”.

126

WEST KAUA'I COMMUNITY PLAN

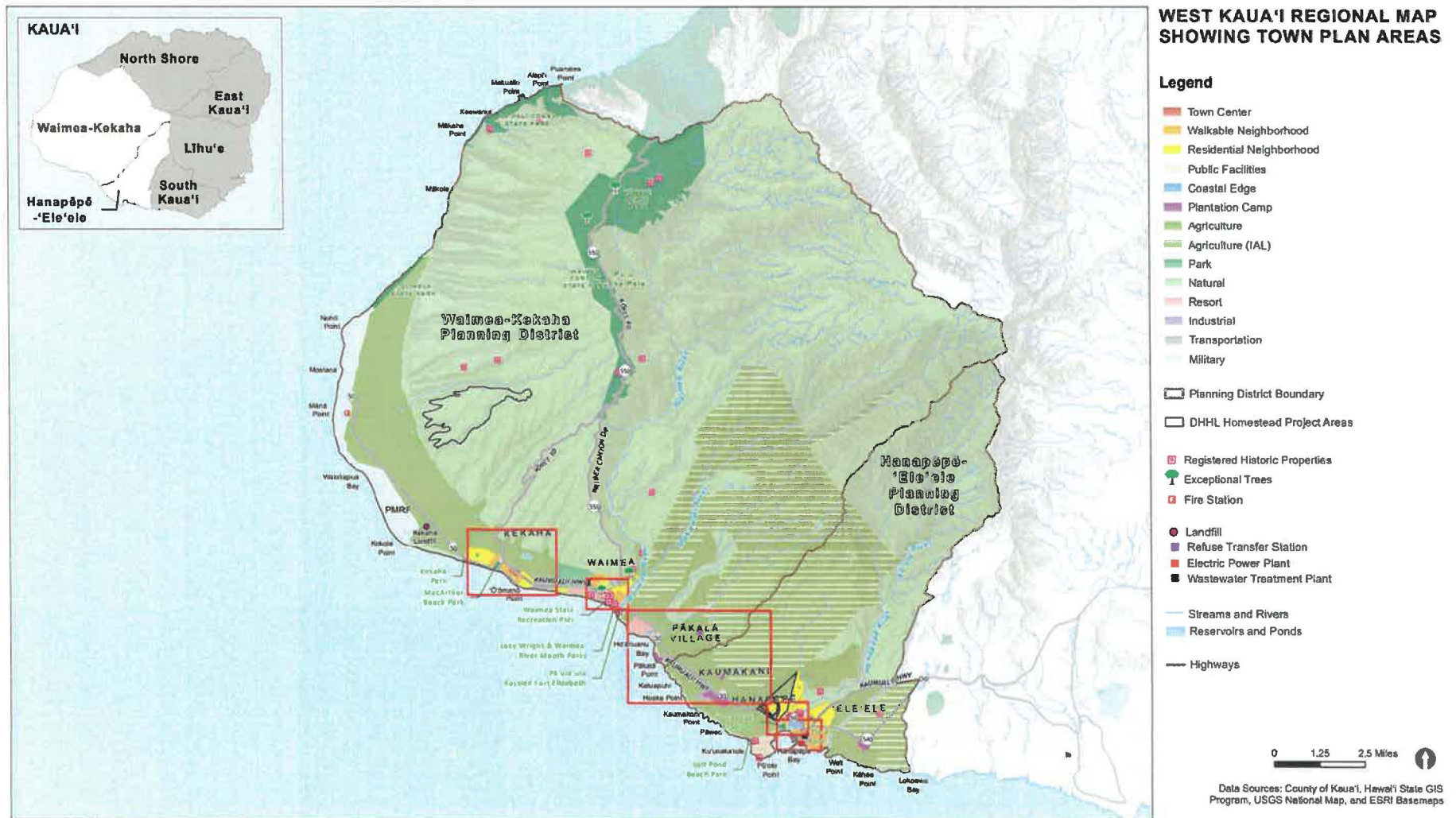


FIGURE 12 | Regional Town Plan Map

**A BILL FOR AN ORDINANCE AMENDING
“KAUA‘I KĀKOU – KAUA‘I COUNTY GENERAL PLAN” (2018)
RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA‘I**

(County of Kaua‘i Planning Department, Applicant) (GPA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA‘I, STATE OF HAWAII:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled “Kaua‘i Kākou – Kaua‘i County General Plan” (2018) (incorporated by reference in Chapter 7, Kaua‘i County Code 1987, as amended) (The General Plan for the County of Kaua‘i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to hereafter as “Kā‘awanui Village,” is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

The Council finds that the Kā‘awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai‘i State Land Use Commission.

The Council finds that the Kā‘awanui Village area maintains a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (Gay & Robinson, Inc.) has consented to this General Plan amendment.

SECTION 2: The booklet entitled “Kaua‘i Kākou – Kaua‘i County General Plan” (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua‘i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua‘i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua‘i.
2. Amend page 233 by deleting the amended Figure 5-2, West Kaua‘i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-3, West Kaua‘i Land Use Map, as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua‘i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i

V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 6 - Bill Kaawanui GPA-2025-3\2025-299 Bill Kaawanui GPA-2025-3 AB_JA_mn.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2966, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

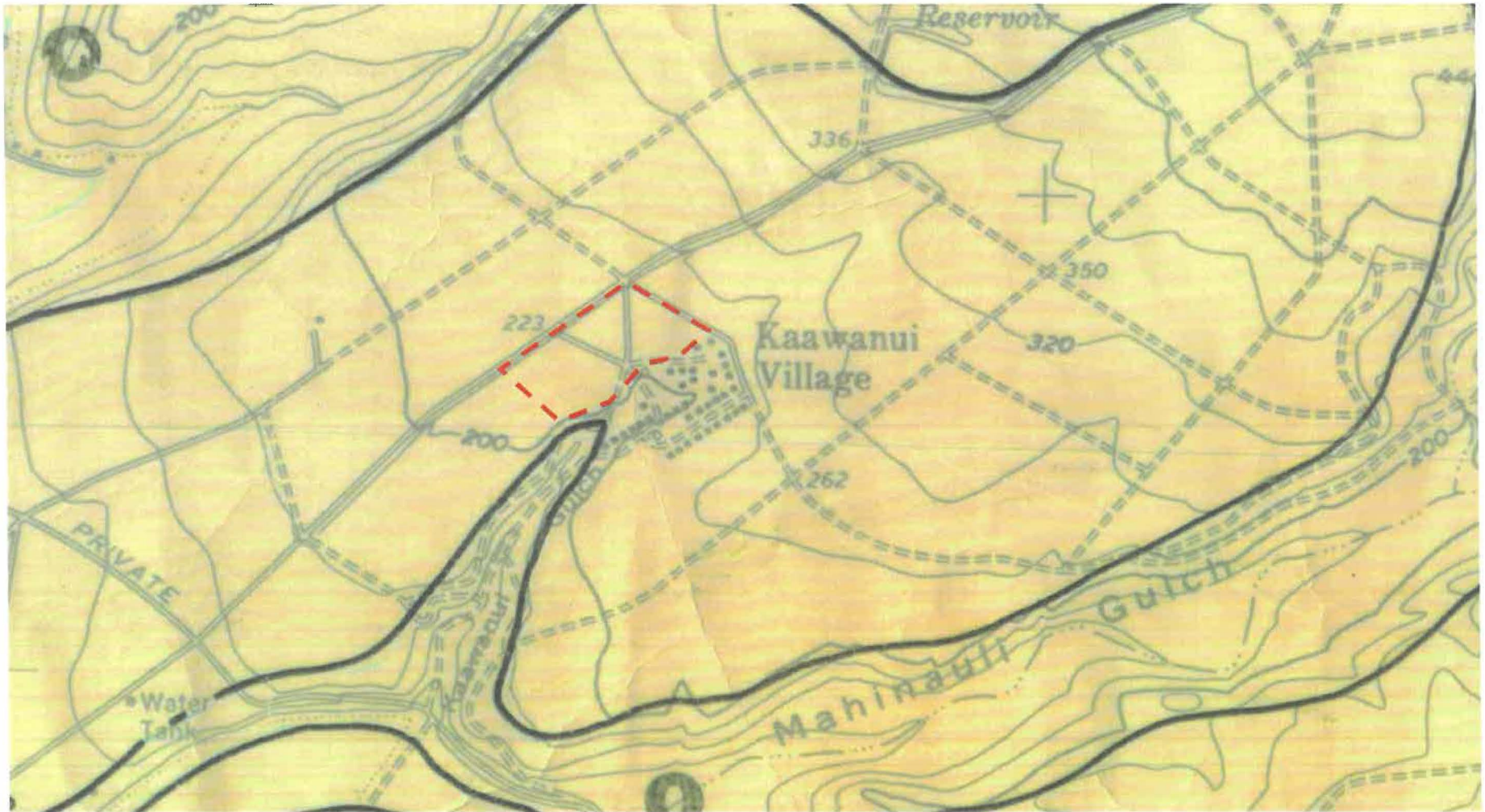
FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i



State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

Exhibit B

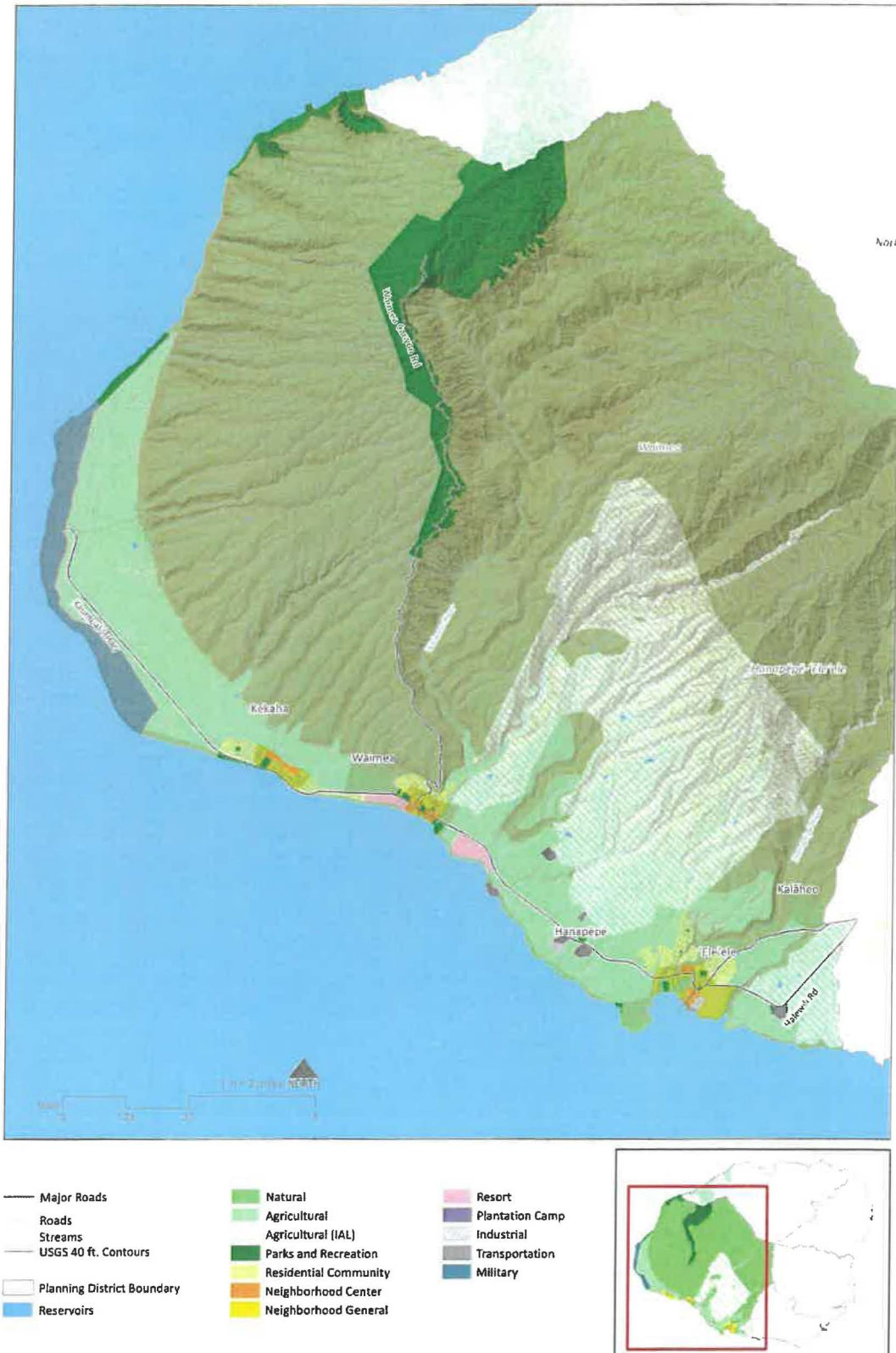
Map Showing Amendment
to the Kaua'i General Plan (2018) Land
Use Map Figure 5-1 "Kaua'i Land Use
Map"

-  Planning District Boundary
-  Major Roads
-  Roads
-  Streams
-  USGS 40 ft. Contours
-  Urban Edge Boundary
-  Reservoirs
-  Natural
-  Agricultural
-  Agricultural (IAL)
-  Parks and Recreation
-  Golf Course
-  Homestead
-  Residential Community
-  Urban Center
-  Neighborhood Center
-  Neighborhood General
-  Large Town
-  Small Town
-  Resort
-  Provisional Resort
(Pending Community Plan Process)
-  University Zone
-  Plantation Camp
-  Industrial
-  Transportation
-  Military
-  Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map
Figure 5-2 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



ORDINANCE NO. _____

BILL NO. 2967

**A BILL FOR AN ORDINANCE AMENDING
THE STATE LAND USE DISTRICT BOUNDARY
RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (A-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 1-7-006:006 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Makaweli, Kaua'i, identified as TMK (4) 1-7-006:006, as shown on the map attached to this Ordinance as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (AG) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in the map attached to this Ordinance as Exhibit A.
2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.
3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i

V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 7 - Bill Kaawanui SLUD A-2025-3\Bill
Kaawanui SLUD A-2025-3 (AB) JA_ss.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2967, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

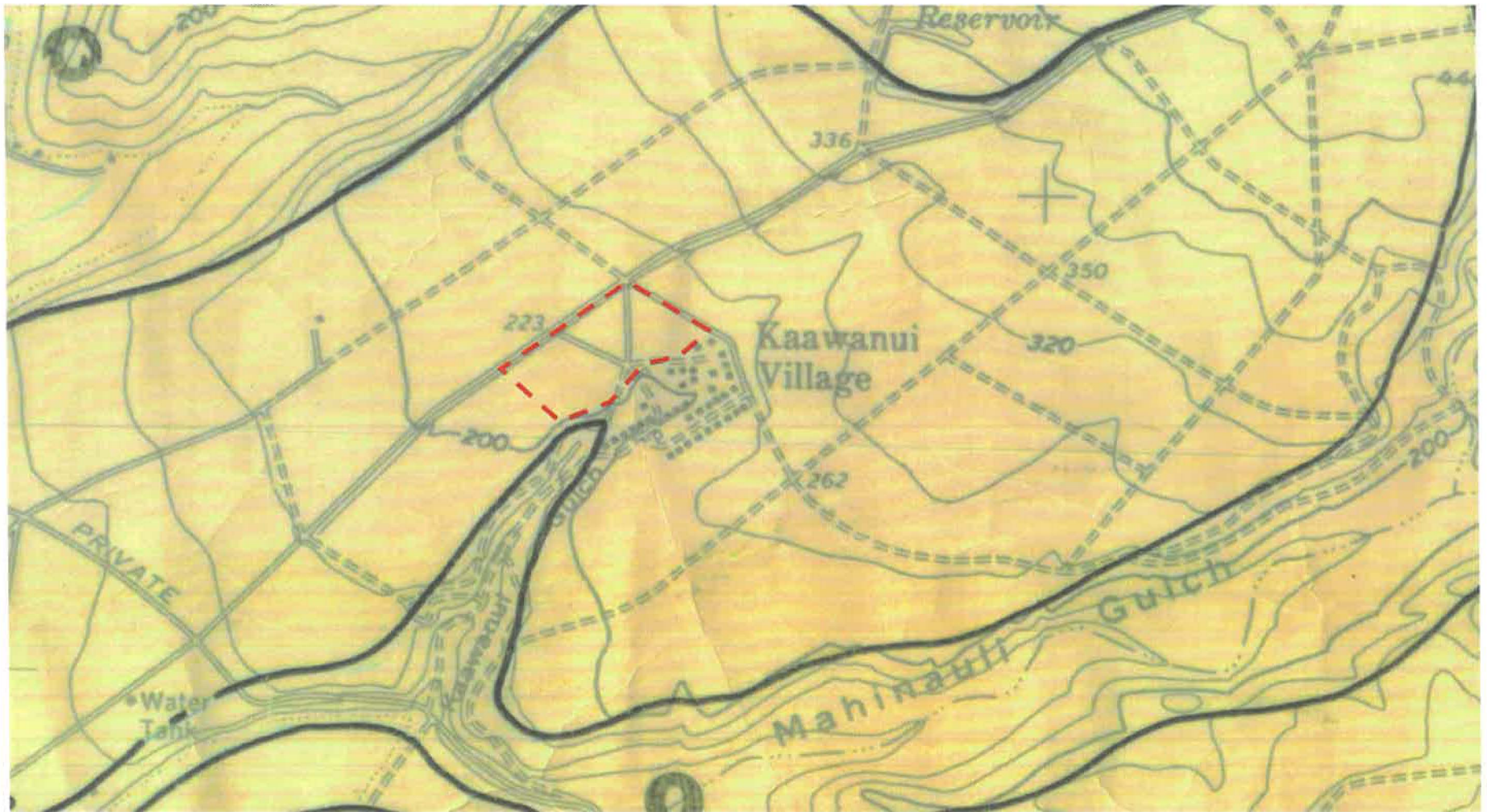
FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

 State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

ORDINANCE NO. _____

BILL NO. 2968

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO
ZONING BOUNDARIES IN MAKAWELI AND WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-10)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcels, identified as Tax Map Key (TMK) (4) 1-7-006:006, (4) 1-7-006:003, (4) 2-2-001:001, and (4) 1-7-006:001 from Agriculture (AG) to Plantation Camp (PC).

For Kā'awanui Camp (Camp 6), the proposed reclassification from the Agriculture (AG) Zoning District to the Plantation Camp (PC) Zoning District facilitates the reconstruction and repair of existing structures, preserving the community's historical and cultural character. This amendment also removes the limitations imposed by non-conforming status under Chapter 8, Article 13, Kaua'i County Code 1987, as amended, thereby allowing residents to maintain and improve their homes. The Plantation Camp zoning boundary for Kā'awanui Camp (Camp 6) also includes an adjacent 14.9-acre area to accommodate additional growth. Any construction in this area is required to meet the associated Form-Based Code standards and the Wildland Urban Interface (WUI) regulations.

For Numila Camp, the proposed zoning boundary expansion is a 14.9-acre adjacent area to allow for continued growth of the historic residential community within the existing camp's form and character. Any construction in this area is required to meet the associated Form-Based Code standards and the Wildland Urban Interface regulations.

For Pākalā Camp—the island's only remaining coastal plantation camp—the proposed zoning boundary expansion builds resilience against both coastal and wildfire hazards. The expansion's purpose is to accommodate the relocation and/or rebuilding of existing dwelling units currently located within identified coastal hazard areas. These hazards include sea level rise, coastal erosion, passive flooding, high wave run-up, and storm surge. This coastal hazard area is identified as the Coastal Hazard Send Sector. The newly expanded area of Pākalā Plantation Camp is identified as the Coastal Hazard Receive Sector. Relocated dwelling units or their respective density rights will move from the Coastal Hazard Send Sector to the Coastal Hazard Receive Sector. Any new construction in this Receive Sector will be required to meet the associated Wildland Urban Interface regulations. No other dwelling units will be allowed in the Receive Sector.

For Kaumakani Avenue, the proposed zoning boundary expansion includes a portion of the existing plantation camp that was initially not included in the Kaumakani Avenue Plantation Camp (PC) Zoning District. For the proposed Wildland Urban Interface regulations to apply consistently throughout the entire camp, the zoning boundary must be expanded to encompass all existing residential dwellings. This amendment ensures uniform application of the WUI standards across the full extent of the developed camp area.

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve the historical plantation camp structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the proposed zoning designation updates, as shown in the maps attached to this Ordinance as Exhibits A, B, C, and D involve areas that are not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the amendment boundaries are delineated as follows: Kā'awanui Camp (Camp 6) in Exhibit A, Numila Camp in Exhibit B, Pākalā Camp in Exhibit C, and Kaumakani Avenue in Exhibit D.

SECTION 3. The Comprehensive Zoning Ordinance (CZO), Chapter 8, Kaua'i County Code 1987, as amended, is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A, Exhibit B, Exhibit C, and Exhibit D of this Ordinance, which are attached hereto and incorporated by reference, subject to the following conditions:

1. At a minimum, thirty percent (30%) of the dwelling units constructed in the Plantation Camps associated with this zoning map update shall be given first priority for rent to agricultural workers that are employed by an agricultural business engaging in farm operations on the subject parcel.
2. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other

provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, horizontal stroke.

ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

July 16, 2025

Līhu'e, Kaua'i, Hawai'i


V:\BILLS\2024-2026 TERM\Plantation Camp Bills\Bill 8 - Bill Plantation Camps
Zoning Maps ZA-2025-10\2025-301 Bill Plantation Camps Zoning Maps ZA-2025-10
AB_JA_mn.docx

CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 2968, which was passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on July 16, 2025, by the following vote:

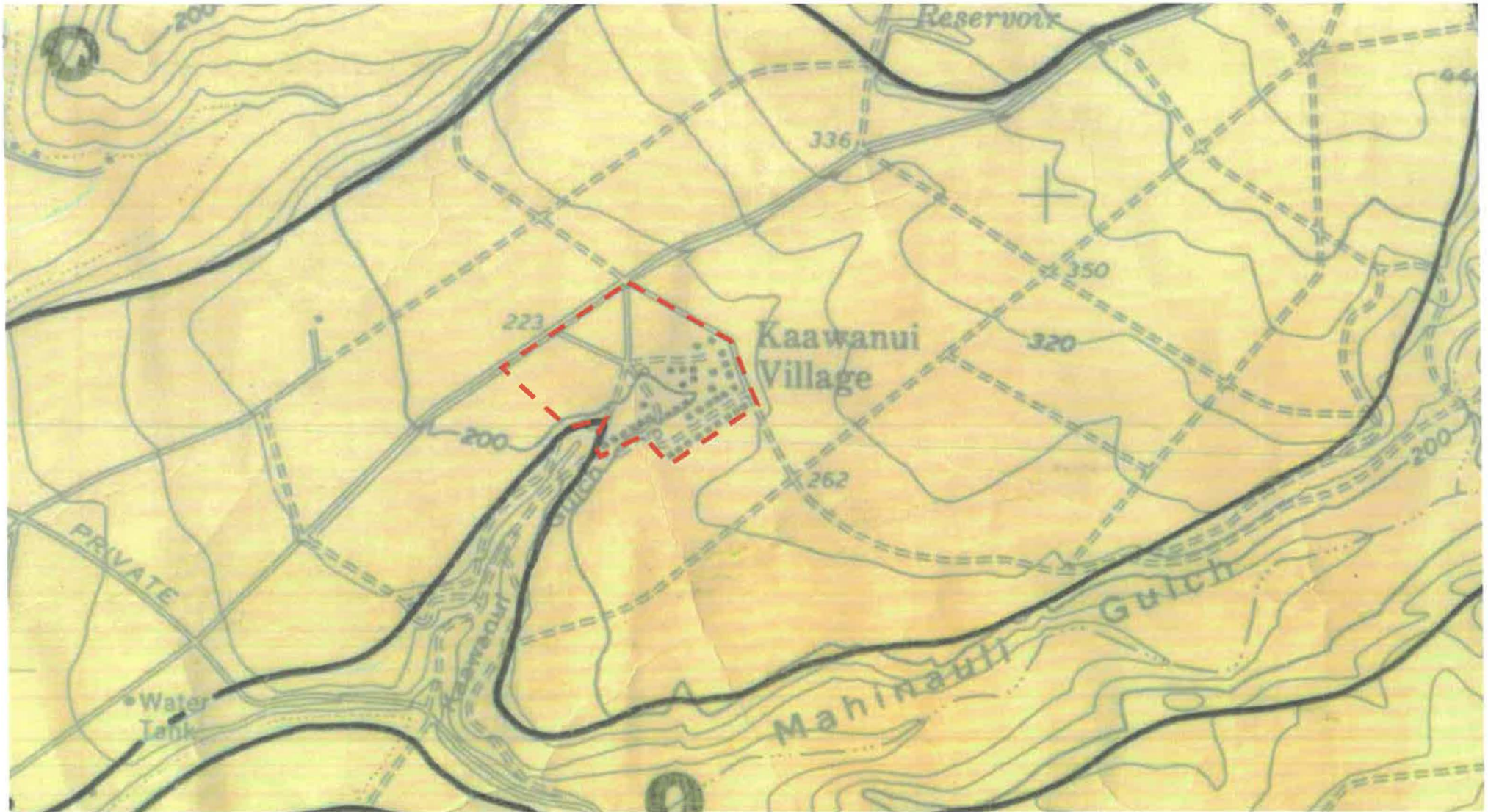
FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro, Kualii	TOTAL – 6,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Rapozo	TOTAL – 1,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
July 16, 2025



Jade K. Fountain-Tanigawa
County Clerk, County of Kaua'i

Exhibit A

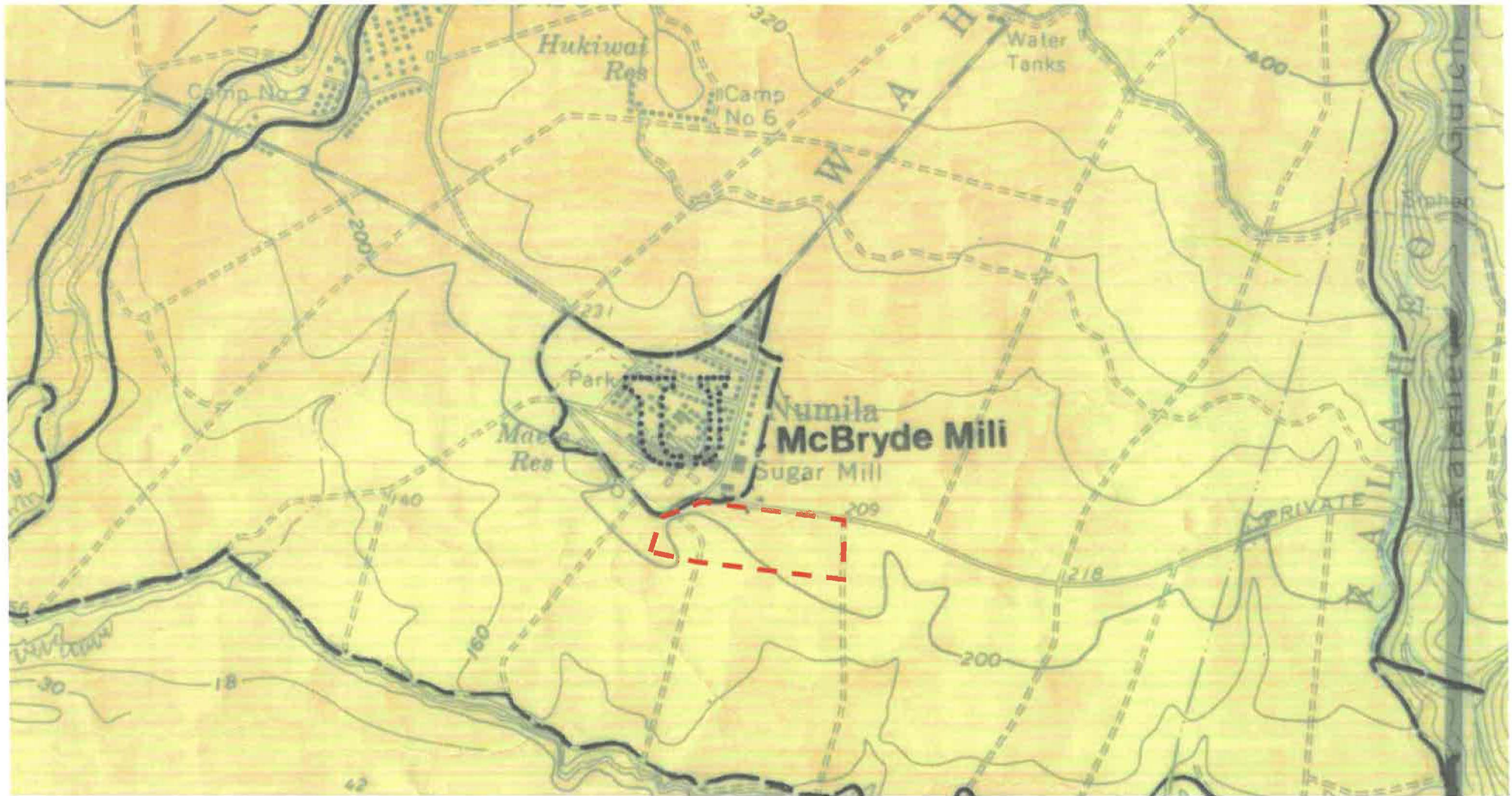


Amendment to Zoning Map ZM-200 from Agricultural (AG) to Plantation Camp (PC)

Kaawanui, Kaua'i, Hawai'i

 Agriculture (AG) to Plantation Camp (PC) District Boundary Update

Exhibit B

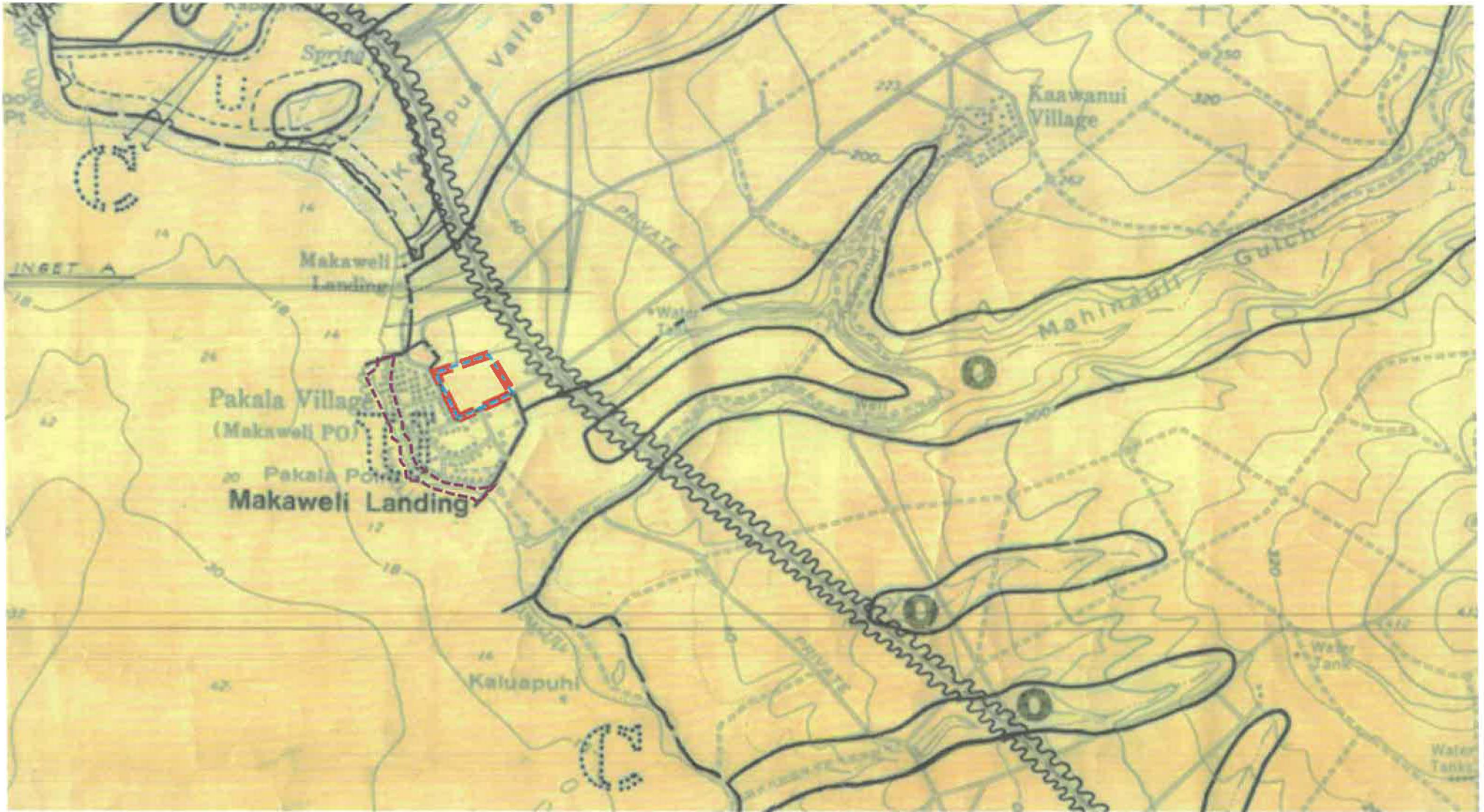


Amendment to Zoning Map ZM-200 from Agricultural (AG) to Plantation Camp (PC)

Numila, Kaua'i, Hawai'i


 Agriculture (AG) to Plantation Camp (PC) District Boundary Update

Exhibit C



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Plantation Camp (PC)

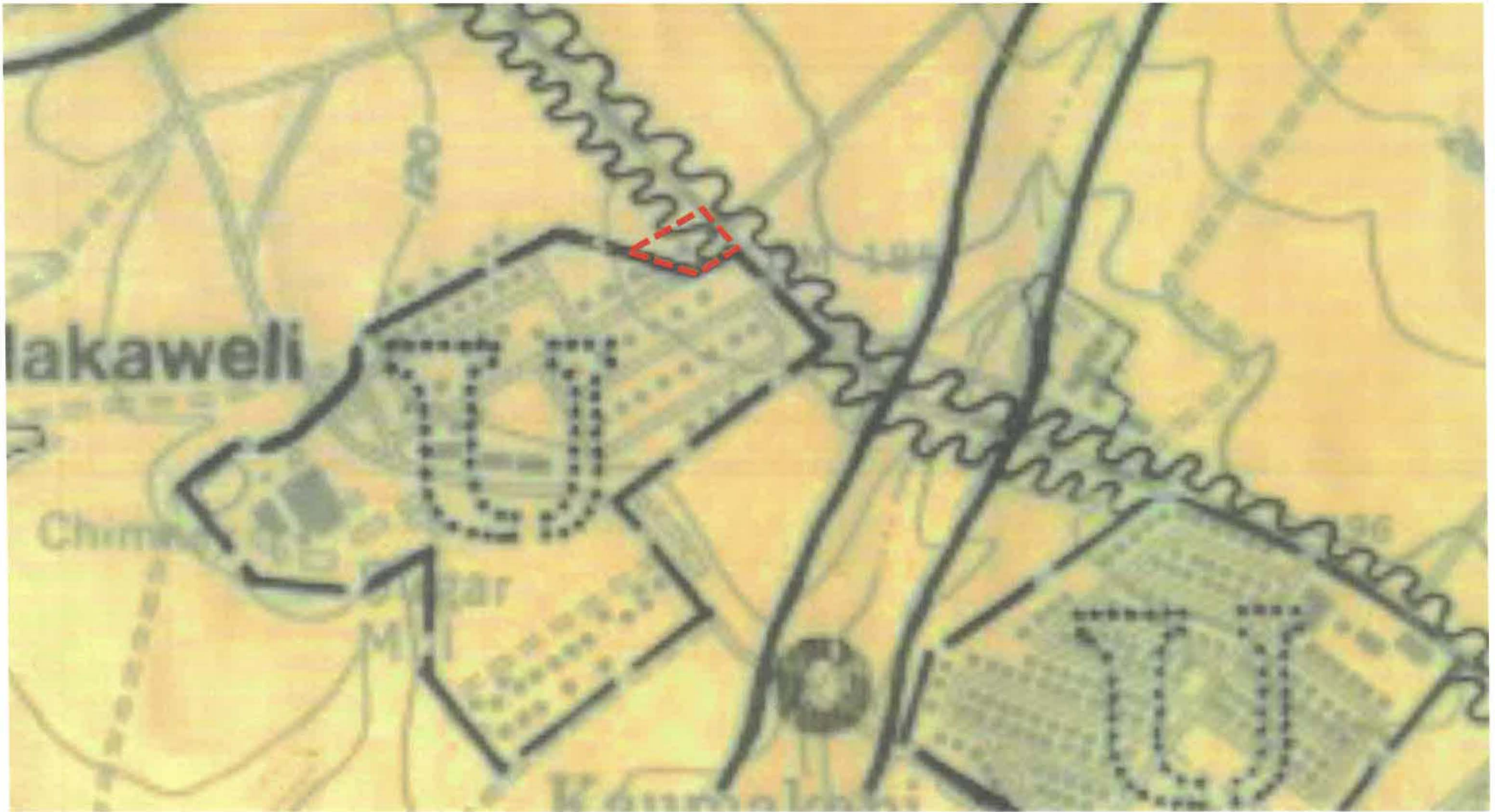
Pakala Village, Kaua'i, Hawai'i

 Agriculture (AG) to Plantation Camp (PC) District Boundary Update

 Receive Sector

 Send Sector

Exhibit D



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Plantation Camp (PC)

Kaumakani Avenue, Kaua'i, Hawai'i



Agriculture (AG) to Plantation Camp (PC) District Boundary Update