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OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUA'I

NOTICE OF PUBLICATION AND NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the County of Kaua'i will hold a public hearing on Wednesday, December 16, 2026, 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:

Bill No. 3015

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO APIARIES AND BEEKEEPING *(ZA-2026-8 – Planning Commission Recommendation)*

This Bill proposes to promote beekeeping in Kaua'i County by establishing generally accepted apiary management practices for sound and sustainable beekeeping practices and adding apiaries to the list of allowable uses in various zoning districts.

Bill No. 3016

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO ADDITIONAL RENTAL UNITS *(County of Kaua'i Planning Department, Applicant) (ZA-2027-1)*

This Bill proposes to amend Chapter 8, Article 30, Kaua'i County Code 1987, as amended, to reinstate the previously enacted Additional Rental Unit program without a sunset clause, allowing the construction of Additional Rental Units islandwide to increase the number of rental units in Kaua'i's Residential Zoning Districts.

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 foregoing Bill No. 3015 and Bill No. 3016 were passed on first reading and ordered to print by the Council of the County of Kaua'i at its meeting held on November 12, 2026, by the following vote:

AYES:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro	TOTAL – 5,
NOES:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Kuali'i, Rapozo	TOTAL – 2,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhu'e, Hawai'i
November 12, 2026

/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 – November 20, 2026)

ORDINANCE NO. _____ BILL NO. 3015

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO APIARIES AND BEEKEEPING

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

SECTION 1. Findings and Purpose. Bees play a vital role in supporting mankind, agriculture, and native ecosystems by pollinating food crops. In addition, they provide useful products, such as honey, wax, and queen bees, because Hawai'i's tropical weather, climate, and diverse plant life provide optimal conditions for year-round breeding of queen bees. Queen bees are exported to assist with ensuring a more genetically diverse, adaptive and resilient global bee stock. Supporting year-round bee activity by planting non-invasive seasonal flowers and species suitable to the regional climate.

The purpose of this Ordinance is to promote beekeeping in Kaua'i County by establishing generally accepted apiary management practices for sound and sustainable beekeeping practice and adding apiaries to the list of allowable uses in various zoning districts. Nothing in this article is intended to conflict with any State or Federal law.

SECTION 2. Chapter 8, Section 8-1.5 (Definitions), Kaua'i County Code 1987, as amended, is hereby amended by adding new definitions to be appropriately inserted and to read as follows:

""Africanized honeybee" means all life stages of the animal subspecies Apis mellifera scutellata or Apis mellifera adansonii.

"Apiary" means a site where one or more colonies of bees and beehives are kept and maintained.

"Bee" or "honeybee" means all life stages of the common domesticated honeybee European subspecies Apis Mellifera. This definition does not include wasps, hornets, African subspecies, or Africanized hybrids.

"Beekeeper" means a person who intentionally owns, operates, maintains, possesses or otherwise is in charge of an apiary.

"Colony" means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at times drones, brood, combs, and honey.

"Flyover barrier" means a solid wall, fence, or dense vegetation, or combination thereof, that encourages honeybees to fly over rather than through the barrier.

"Hive" means a container or receptacle housing a bee colony and includes moveable frame structures to facilitate the colony's development.

SECTION 3. Chapter 8, Section 8-2.4 (Table of Uses), Kaua'i County Code 1987, as amended, is hereby amended by adding a new subsection 8-2.4(y), to be appropriately inserted and to read as follows:

"

Table 8-2.4 Table of Uses

		ZONING DISTRICT										
		Residential			Commercial		Industrial					
Sec.	**USE**	**R-1 to R-6**	**R-10 to R-20**	**RR**	**CN**	**CG**	**IL**	**IG**	**AG**	**O**	**UNV**	
8-2.4(y)	Apiary	P	P	P	P	P	P	P	P	P	P	

"

SECTION 4. Chapter 8, Section 1.4, Kaua'i County Code 1987, as amended, is hereby amended by establishing a new subsection 8-1.4(j) – 8-1.4(n) to be appropriately inserted and to read as follows:

"(j) Apiary Operations. Apiary operations shall comply with the following requirements:

(1) A Beekeeper Shall:

(A) Inspect their apiary and implement measures to prevent and mitigate nuisance activities, ensuring the health of the apiary and public health and safety;

(B) Maintain colonies in hives with removable frames, that are kept weatherproof and free from rot or infestation;

(C) Maintain an adequate and accessible supply of fresh water on-site, including landing sites for the honeybees to drink from;

(D) Hives shall be positioned or shielded to prevent artificial lighting from directly illuminating the hive or hive entrance at night;

(E) Manage colonies using recognized apiary management practices to reduce the likelihood of swarming and, when practicable, make reasonable efforts to recover swarms originating from the apiary; and

(F) Practice fire safety when using a bee smoker and ensure the smoker is completely extinguished following use.

(2) Nuisance complaints, such as aggressive bee behavior or other activity that disrupts or impedes public health and safety, shall be filed with the Vector Control Branch of the State Department of Health.

(3) Detection of Africanized honeybees shall be reported to the State Department of Agriculture.

(4) Hive Density. The maximum number of honeybee hives permitted on a lot shall be as follows:

(A) No more than eight (8) honeybee hives on a lot containing ten thousand (10,000) square feet or less; and

(B) No more than fifteen (15) honeybee hives on a lot containing more than ten thousand (10,000) square feet but less than twenty thousand (20,000) square feet.

(5) No honeybee hive shall be located within twenty-five (25) feet of any property line except where a flyover barrier is situated between a honeybee hive and the property line, then the honeybee hive shall not be located within fifteen (15) feet from the property line.

(6) Flyover barrier shall:

(A) Be located no more than five (5) feet of and directly in front of the hive entrance;

(B) Have a minimum height of six (6) feet above existing grade;

(C) Extend at least two (2) feet beyond each side of the hive or groups of hives it serves;

(D) Consists of a solid wall, fence, dense vegetation, hedge, screening, or combination thereof that effectively obstruct the horizontal flight path of departing bees from the hive entrance and redirects bee flight upward before reaching adjacent property boundaries or pedestrian areas;

(E) Shall be maintained in good condition at all times to ensure continued effectiveness;

(F) Where vegetation is used as a flyover barrier, initial planting may be installed at a minimum height of four (4) feet, provided the vegetation is expected to reach a minimum height of six (6) feet within twenty-four (24) months of installation and is maintained to provide continuous screening; and

(G) A single flyover barrier may serve multiple hives.

(7) Apiary Signage. Where an apiary is maintained within a Residential zoning district:

(A) A weather-resistant sign shall be posted stating "NOTICE: HONEYBEE HIVES ON PROPERTY";

(B) The sign shall be a minimum of ten (10) inches by twelve (12) inches;

(C) The sign shall be posted in a conspicuous location at the primary entrance or access point to the property and shall be visible from the adjacent public throughfare or private street; and

(D) The sign shall be maintained in good condition and remain visible while an active apiary is maintained on the property."

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. Ordinance material to be repealed is bracketed. New Ordinance 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 shall not be included.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

ADDISON BULOSAN

FERN HOLLAND

DATE OF INTRODUCTION:

November 12, 2026

Līhu'e, Kaua'i, Hawai'i
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CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 3015, which was passed on first reading and ordered to print by the Council of the County of Kauaʻi at its meeting held on November 12, 2026, by the following vote:

FOR PASSAGE:	Bulosan, Carvalho, Cowden, Holland, Kaneshiro	TOTAL – 5,
AGAINST PASSAGE:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	Kualiʻi, Rapozo	TOTAL – 2,
RECUSED & NOT VOTING:	None	TOTAL – 0.

Līhuʻe, Hawaiʻi
November 12, 2026

Jade K. Fountain-Tanigawa
County Clerk, County of Kauaʻi

ORDINANCE NO. _____ BILL NO. 3016

A BILL FOR AN ORDINANCE AMENDING CHAPTER 8, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO ADDITIONAL RENTAL UNITS

(County of Kaua'i Planning Department, Applicant) (ZA-2027-1)

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

SECTION 1. Findings and Purpose. The Council finds that Kaua'i remains in a housing crisis with the current housing inventory unable to meet local demand for housing units. The shortage greatly affects rental housing, leaving residents with few long-term, affordable options. The Additional Rental Unit program previously helped address this shortage by allowing property owners to build small rental units on residentially zoned lots. The program, established under Ordinance No. 1026, expired by operation of its sunset clause on March 19, 2023. Therefore, the Council finds reinstatement of the program is necessary to continue addressing the County's ongoing housing needs.

The purpose of this Ordinance is to amend the Comprehensive Zoning Ordinance to reinstate the previously enacted Additional Rental Unit program without a sunset clause, allowing the construction of Additional Rental Units islandwide to increase the number of rental units in Kaua'i's Residential Zoning Districts.

SECTION 2. Chapter 8, Section 8-1.5 (Definitions), Kaua'i County Code 1987, as amended, is hereby amended by adding the definition "Additional Rental Unit" to be appropriately inserted and to read as follows:

> ""**Additional Rental Unit (ARU)"** means a rental unit that includes a kitchen, bedroom(s) and bathroom facilities, attached or detached from a dwelling unit that is used for the purpose of a long term rental unit. When built within an existing residential dwelling unit or attached to one, the two (2) units together shall constitute a multi-family dwelling."

SECTION 3. Chapter 8, Section 8-30.1 (Additional Rental Units), Kaua'i County Code 1987, as amended, is hereby amended by reinstating the previously sunsetted provisions as follows:

> "(a) One Additional Rental Unit may be constructed as an accessory to an existing dwelling unit located within the Residential Zoning District, subject to the following conditions:
>
> (1) The maximum total floor area for an Additional Rental Unit shall be 800 square feet. The total floor area shall mean the sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls. The total floor area shall include enclosed attached accessory structures such as garages or storage areas. Unenclosed attached structures such as breezeways, lanais, or porches shall be excluded.

(2) One (1) off-street parking space per Additional Rental Unit shall be provided in addition to the required off-street parking for the primary dwelling unit(s).

(3) Neither the owner or owners, nor the heirs, successors or assigns of the owner or owners will submit the lot or any portion thereof to a condominium property regime under the provisions of Hawai'i Revised Statutes, Chapter 514A and 514B, to separate the ownership of an Additional Rental Unit from the ownership of its primary dwelling unit.

(4) The Additional Rental Unit shall be used only for long-term rental or otherwise occupied for a period of at least six (6) months per year.

(5) The Additional Rental Unit shall not be used for transient accommodations, including but not limited to a homestay or transient vacation rental.

(6) Provided the Department of Public Works, Engineering Division does not object, an additional ten percent (10%) land coverage beyond the land coverage maximum established under Section 8-4.3 shall be provided to the respective property for the construction of an Additional Rental Unit(s) and any required off-street parking stall(s).

(b) With the exception of Section 8-30.1(a)(6), the development standards for an Additional Rental Unit shall be the same as the requirements of Section 8-4.3 and Section 8-4.5 relating to the Residential District.

(c) Prior to building permit review for an Additional Rental Unit, the following public facilities shall be found adequate to service the Additional Rental Unit:

(1) For sewered areas, the availability and capability of a public sewer system shall be confirmed in writing by the Department of Public Works. The availability of a private sewer system or an individual wastewater system shall be confirmed in writing by the State of Hawai'i Department of Health.

(2) The availability of water (including but not limited to source, transmission, and storage lines/facilities) shall be confirmed in writing by the Department of Water.

(3) Approval in writing for an Additional Rental Unit from the Kaua'i Fire Department shall be required.

(d) The Additional Rental Unit Facilities Clearance Form as prescribed by the Planning Director shall be completed prior to application for a building permit and shall be submitted with the building permit application. All requirements and conditions on the completed Additional Rental Unit Facilities Clearance Form shall be met prior to issuance of a building permit based on legal requirements at the time of building permit issuance. The Planning Director shall certify the Additional Rental Unit Facilities Clearance Form as complete only if every signature blank on the form has been signed by the respective department or agency, and the applicant has signed an affidavit prescribed by the Planning Director.

(e) The permitting and construction of an Additional Rental Unit shall conform to Chapter 444 and Chapter 448E of the Hawai'i Revised Statutes.

(f) Additional Rental Units shall be prohibited on any property located within any of the County of Kaua'i's Tsunami Evacuation Zones west of the Hanalei River."

SECTION 4. If any provision of this Ordinance, or the 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. New Ordinance 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 shall not be included.

SECTION 6. This Ordinance shall take effect upon approval.

Introduced by:



ADDISON BULOSAN
(By Request)

DATE OF INTRODUCTION:

November 12, 2026

Līhu'e, Kaua'i, Hawai'i
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CERTIFICATE OF THE COUNTY CLERK

I hereby certify that heretofore attached is a true and correct copy of Bill No. 3016, which was passed on first reading and ordered to print by the Council of the County of Kauaʻi at its meeting held on November 12, 2026, by the following vote:

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Līhuʻe, Hawaiʻi
November 12, 2026

Jade K. Fountain-Tanigawa
County Clerk, County of Kauaʻi