

OPEN

Urban



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County of Kaua'i
Planning Department

Open Zoning
Parcel Build Out Guide



County: **OPEN**
State Land Use District: **URBAN**

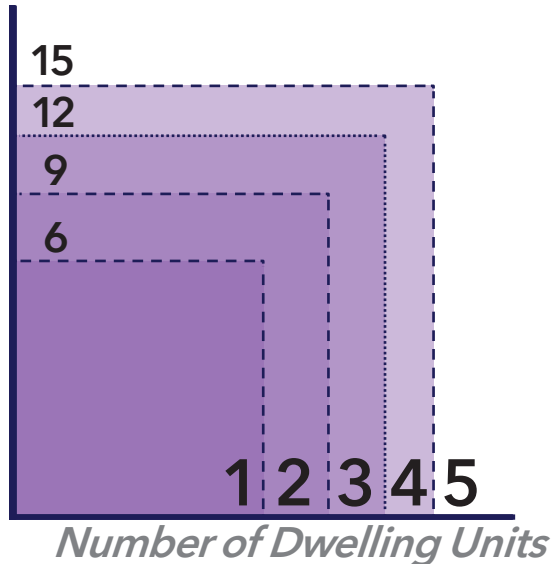
County Zoning Open with a State Land Use District of Urban; whose parcel has an existing average slope of less than 10%, please refer to Open/Urban Sloping Brochure.

Parcel Configurations

■ Dwelling Unit (DU)
■ Guest House (GH)

Dwelling Unit Count by Parcel Acreage Threshold

Acres



Structure Terminology

Design Features:

	Kitchen	Bathroom	Max sq.ft.	CPR Capable
DU	Must have	Must have	None	Yes
GH	May have	May have	800*	No

*Max sq.ft. thresholds only count enclosed spaces

1 ■ ■

Parcels less than 3 acres qualify for 1 DU and 1 GH

2 ■ ■
■ ■

Parcels between 6 acres and 8.99 acres qualify for 2 DUs and 2 GHs

3 ■ ■ ■
■ ■ ■

Parcels between 9 acres and 11.99 acres qualify for 3 DUs and 3 GHs

4 ■ ■ ■ ■
■ ■ ■ ■

Parcels between 12 acres and 14.99 acres qualify for 4 DUs and 4 GHs

5 ■ ■ ■ ■ ■
■ ■ ■ ■ ■

Parcels 15 acres or greater qualify for 5 DUs and 5 GHs

*For each additional 3 acres, the lot qualifies for another DU and GH.

Guest House (GH)

"Guest House" means a building with a floor area of no more than eight hundred (800) square feet, may contain a kitchen, and is used for dwelling purposes by guests, tenants, or owner(s). A guest house shall not be used for a transient vacation rental (TVR) or homestay operation within or outside of the visitor destination area (VDA).

*A parcel situated within any of the County of Kaua'i's Tsunami Evacuation Zones west of the Hanalei River shall be limited to a maximum of (1) guest house per lot of record and for a parcel on which an additional dwelling unit is developed, no guest house shall be allowed.