

R-20

SMA

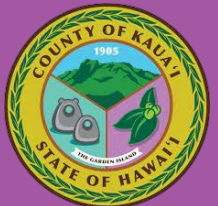


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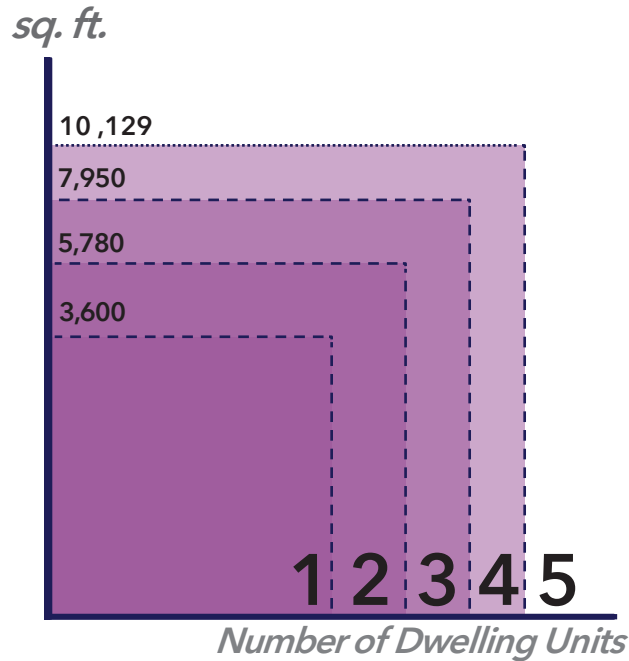
County of Kaua'i
Planning Department

Residential Zoning
Parcel Build Out Guide



R-20 Special Management Area

Dwelling Unit Count by Parcel Square Footage Threshold



Structure Terminology

Design Features:

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

*Max sq.ft. thresholds only count enclosed spaces

Parcel Configurations

- Dwelling Unit (DU)
- Additional Dwelling Unit (ADU)
- Additional Rental Unit (ARU) or Guest House (GH)

1 or 1

ARU only** ARU only**

Parcels less than 3,600 square feet qualify for 1 DU and 1 ARU or 1 GH; or it qualifies for 1 DU, 1 ADU, and 2 ARUs

2

Parcels that are between 3,600 sf and 5,780 sf qualify for 2 DUs, 1 ARU or 1 GH

Development in the SMA

Parcels located within the Special Management Area or within any of the County of Kaua'i's Tsunami Evacuation Zones west of the Hanalei River (SMA) are limited to 1 Guest House (GH) per lot of record. For a parcel on which an additional dwelling unit is developed, no guest house shall be allowed.

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

3

Parcels that are between 5,780 sf and 7,950 sf qualify for 3 DUs, 1 ARU or 1 GH

4

Parcels that are between 7,950 sf and 10,129 sf qualify for 4 DUs, 1 ARU or 1 GH

5

Parcels that are over 10,129 sf qualify for 5 DUs, 1 ARU or 1 GH

*Properties larger than 10,129 sf, may qualify for additional DUs and ARUs. Please contact the Planning Department for verification at (808)241-4050