

R-4

SMA

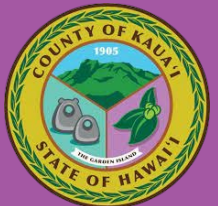


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County of Kaua'i
Planning Department

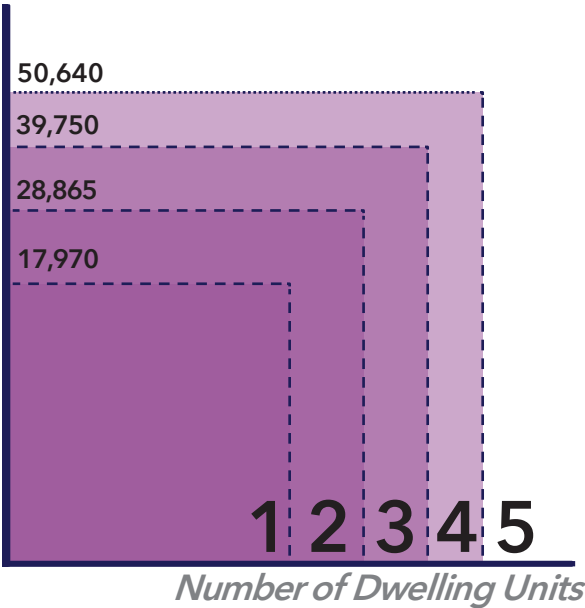
Residential Zoning
Parcel Build Out Guide



R-4 Special Management Area

Dwelling Unit Count by Parcel Square Footage Threshold

sq. ft.



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 17,970 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 17,970 sf and 28,865 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 28,860 sf and 39,750 sf qualify for 3 DUs, 1 ARU or 1 GH

4

Parcels that are between 39,750 sf and 50,640 sf qualify for 4 DUs, 1 ARU or 1 GH

5

Parcels that are over 50,640 sf qualify for 5 DUs, 1 ARU or 1 GH

*Properties larger than 50,640 sf, may qualify for additional DUs and ARUs. Please contact the Planning Department for verification at (808)241-4050