What is Ordinance 20-41?

In December 2020, Honolulu passed Bill 2 (2020), CD1, FD2 and provided a critical update to Honolulu's decades-old parking and land use regulations.

The Ordinance eliminates the minimum parking requirement for new homes and businesses in areas well-served by transit, and lowers minimums in other areas. Parking minimums require new buildings to provide a minimum amount of off-street parking space. This update enables developers to rightsize parking to meet market demand and promotes design that supports and accommodates clean and healthy transportation options, such as walking, bicycling, and taking transit.

How does it affect me?

- Lower construction costs
- More affordable homes
- Incentives to unbundle parking from the cost of housing
- Incentives to substitute vehicle parking with bike parking, bike/car share, etc.
- Rightsizes parking and loading
- Allows on-site shared parking reductions without a permit
- Accommodates electric vehicles
- Facilitates use of ride-sharing
Off-Street Parking & Loading

No minimum parking requirement (Requirement in the Primary Urban Center, Kapolei, and Ewa)

Parking minimums were eliminated for new development projects in areas well-served by transit, and areas envisioned to support multimodal transportation options. These areas include the Primary Urban Center Development Plan and Ewa Development Plan areas (except in the residential, agricultural, and preservation zoning districts), areas within 0.5 miles of a rail transit station, and transit-oriented development special districts.

Off-street parking requirements
Section 21-6.20

Parking minimums were eliminated for new development projects in areas well-served by transit, and areas envisioned to support multimodal transportation options. These areas include the Primary Urban Center Development Plan and Ewa Development Plan areas (except in the residential, agricultural, and preservation zoning districts), areas within 0.5 miles of a rail transit station, and transit-oriented development special districts.

Broader land use categories and new parking ratios that modestly reduce parking minimums were added to Table 21-6.1.

Ordinance 20-41 consolidated almost all parking and loading related regulations in the Land Use Ordinance into Article 6. The following highlights notable changes and provisions in the updated article.

What changes came out of Ordinance 20-41?

Ordinance 20-41 consolidated almost all parking and loading related regulations in the Land Use Ordinance into Article 6. The following highlights notable changes and provisions in the updated article.

Table 21-6.1
Minimum Off-Street Parking Ratios

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Standard Parking Ratio (per square feet of floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1:1000</td>
</tr>
<tr>
<td>Commercial 1*</td>
<td>1:500</td>
</tr>
<tr>
<td>Commercial 2</td>
<td>1:1000</td>
</tr>
<tr>
<td>Agriculture, Industrial, &amp; Warehousing</td>
<td>1:2000</td>
</tr>
<tr>
<td>Schools &amp; Cultural Facilities</td>
<td>1:500</td>
</tr>
<tr>
<td>Places of Assembly</td>
<td>1:125</td>
</tr>
<tr>
<td>Recreation</td>
<td>1:250</td>
</tr>
</tbody>
</table>

See Table 21-6.1 in the ordinance for a complete list of land uses.

January 2020
Map is subject to change.
Adjustments and exceptions to parking requirements
Section 21-6.30

A land-use permit is no longer needed for on-site joint-use of parking.

Vehicle parking spaces accommodating and incentivizing sustainable, climate-friendly transportation options may be substituted for required off-site parking spaces. These incentives include unbundling parking spaces and providing extra bike parking, bike share parking, car share parking, and motorcycle/moped parking spaces.

Unbundle
50% or more parking spaces

EXEMPTION from minimum parking requirement

1 shared car space = 1 vehicle space

4 extra short/long term bicycle spaces = 1 vehicle space

1 motorcycle/moped space = 1 vehicle space

OR

1 shared bicycle space = 1 bicycle space

1/4 vehicle space
Bicycle Parking
Section 21-6.40

_Parking for bicycles is required_ in Apartment, Apartment Mixed-use, Business, Business Mixed-Use, and Resort District, as well as Precincts in the Waikiki Special District. New standards have been developed for Hotel and Industrial Uses.

New language around the size and accessibility of bicycle parking allows vertical and stacked bicycle racks and ensures the accessibility of parking by requiring parking to be located as near as practical to the entrance of the principal use on the lot.

Electric vehicle charging stations
Section 21-6.60

_Existing standard-sized parking spaces_ may be converted into a compact space to accommodate electric vehicle (EV) charging equipment. This provision reinforces the EV charging requirement in Ordinance 20-10 and allows developers to more easily provide EV-ready parking spaces.

Off-site parking and loading
Section 21-6.70

_Required parking and loading spaces_ may be located at an off-site facility and may be counted toward the off-site parking requirement. The facility must be located within 0.5 miles from the established site following pedestrian routes.

Off-street loading requirements
Section 21-6.110

_Off-street loading requirements_ apply to zoning lots greater than _7,500 square feet_, an increase from the previous minimum of 5,000 square feet.

Loading space dimensions and access
Section 21-6.130

_The number of required loading spaces_ remains unchanged. However, _one-third_ of the loading spaces must be of the larger type, a decrease from the previous requirement of one-half.

Passenger ride hailing services and deliveries
Section 21-6.140

_Spaces accommodating pickup and drop off of passengers and deliveries are required_ for zoning lots with at least two loading spaces. These spaces may count toward the minimum parking requirement.

What is Ordinance 20-10 (formerly Bill 25)?

Signed into law in June 2020, Ordinance 20-10 mandates all new developments install EV-ready parking spaces to expand EV access and support the transition to EVs.

Need Assistance?

Please contact the DPP Land Use Permits Division at (808) 768-8000 or info@honoluludpp.org if you have questions.