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# Kaua'i County Planning Department

Community Plans and Form Based Code

*August 4, 2014*

*GOAL:*

Provide an update on the  
Kaua'i County Planning  
Projects and an introduction  
to form-based code (FBC)

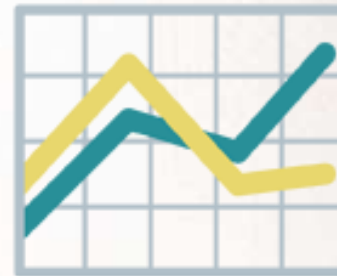
# Planning Framework

- “Zoning in all counties shall be accomplished within the framework of a long-range, comprehensive general plan prepared... to guide the overall future development of the county.”



# The purpose of a Community Plan?

- ❑ Where we are? (community profile, public input)
- ❑ Where we are going? (projections, trends analysis)
- ❑ Where we want to go? (vision, implementation plan)



# SOUTH KAUAI COMMUNITY PLAN

KŌLOA • PO'IPŪ • KALĀHEO • 'ŌMA'O • LĀWA'I





YOUR FUTURE.  
YOUR COMMUNITY PLAN

LET'S MAKE IT RAFFER  
**SOUTH KAUAI COMMUNITY PLAN**  
KALANEOA • BELLA • PO'IPU • UNAI • UNAI  
WWW.SOUTHKAUAI.CP.COM

**Po'ipū**  
*June 11, 2013*



Dennis Fujimoto, *The Garden Island*

# Po'ipū Event and Kōloa Wish Card

June 11, 2013

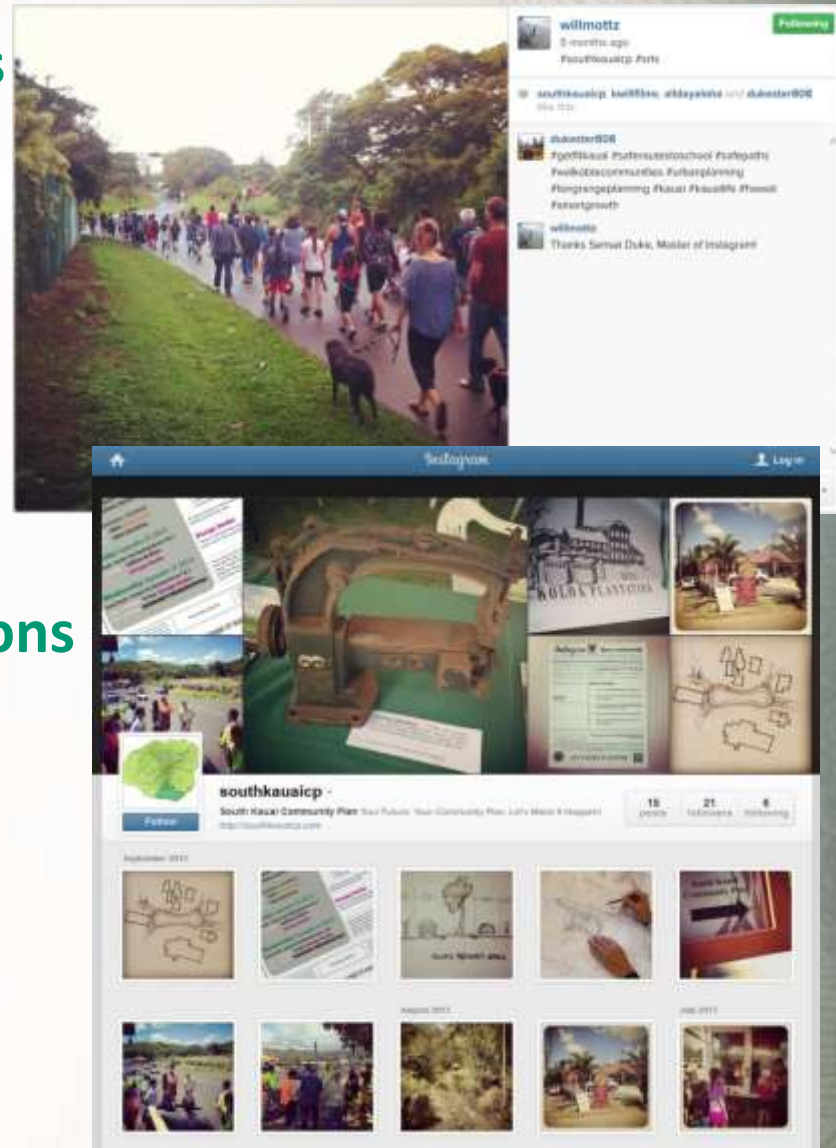




# Community Input

## 3 Public Kick-off Meetings & Events

- Surveys (in person, online, paper)
- Wish Cards (mailed 6,326 as invites)
- Index Cards
- Mapping
- Photo boards



## Ongoing Outreach & Communications

- Community Advisory Committee
- Project Email List
- Website
- Facebook
- Instagram
- Public Meetings/Open House Events

# Community Input Gathered at Kick-Off Events: **Top 5 Issues in South Kauaʻi**

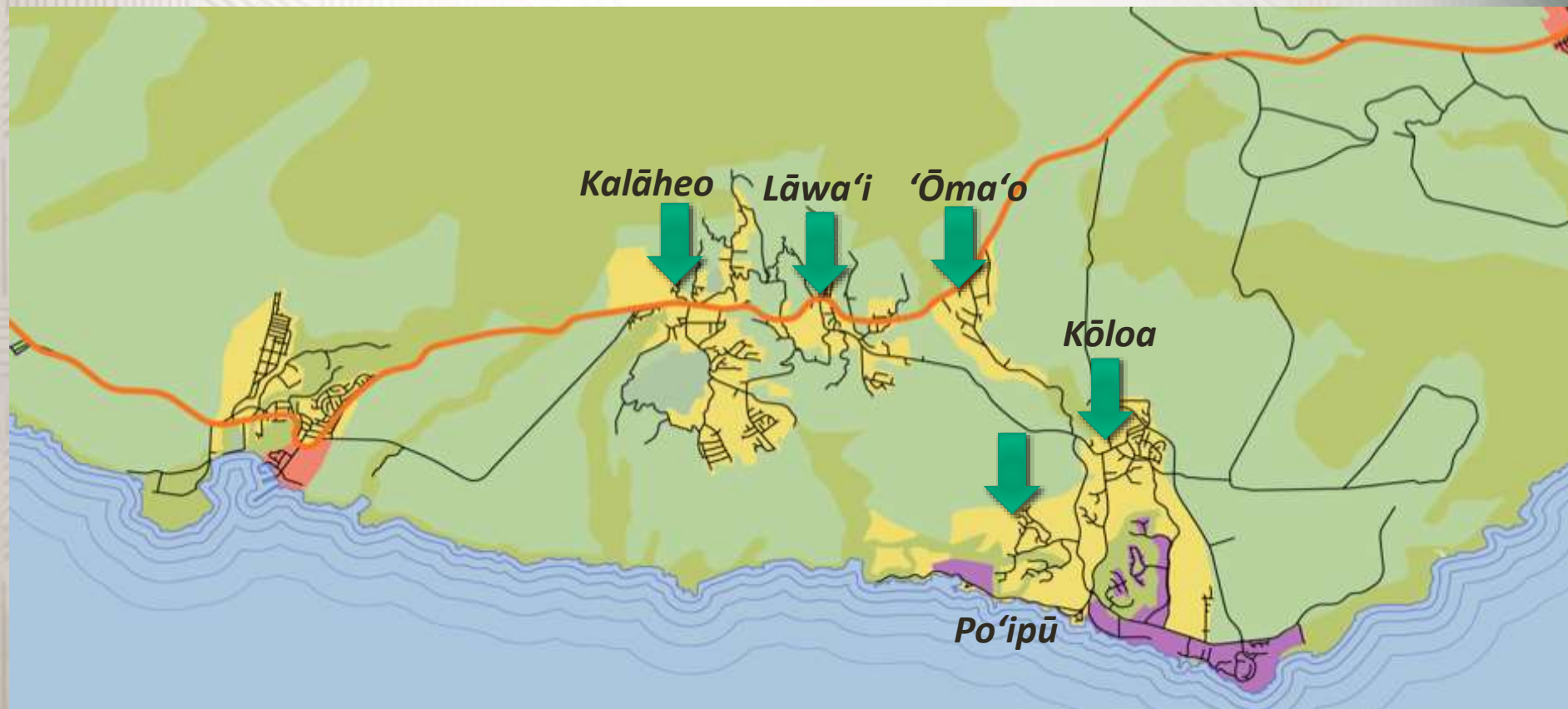
Issue	Number of Comments	Percent of Total
1. Pedestrian/bike	118	17.0
2. Roads	107	15.4
3. Parks/public open space/recreation	89	12.8
4. Parking	50	7.2
5. Commercial uses	40	5.8
<i>TOTAL COMMENTS</i>	<i>696</i>	

character bypass--source  
businesses western accidents  
accommodate Kalanikaumaka Cannery  
Cane some Brennecke's all shoulder path/walking  
add heiau Grove better families allowed  
shuttle along sidewalks path Quarry  
athletic Camp access Kipuka  
above bikes Ala Poipu bypass old play Maintain  
well parking Road Fix paved  
beaches food trail more Skate  
lanes bike park Beach want  
need kids Lawai  
spring farm park part  
about Make Hapa Koloa Safe  
used Weliweli Town needs tract alone  
Restore Mahaulepu traffic Lots New biking  
basketball public Bus bleachers use extension believe  
congestion tourists Help children Hotel spend Laundromat  
benefit trucks Knudsen walkers  
appropriate widening available  
cleaned--watershed Allerton/McBryde

**Primary Objective:  
Reinforce and Create  
“Compact Walkable” Towns  
Rooted in the Culture of a  
Place**

# General Plan Land Uses

“Residential Community” – A greater diversity of places exist within this category



# Issues with Current Zoning in Implementing Compact and Connected

**One-Size-Fits All:** Standards are trying to regulate places that are intended to be walkable and places that are intended to be automobile centered.

**Zoning Does Not Address Public Realm:** How buildings relate to the street and what kinds of streets are needed.

**Land Uses:** Land uses are flexible (generally a good thing), but the overall flexibility makes creating and organizing centers of activity harder.

# All zoned Commercial (C-G)

Each of these lots are zones C-G but each is in a very different context



# Kaua'i's Walkable Place Types



# Rural Crossroad



# Small Village



# Large Village



# Town



# Recognize that Place is Important

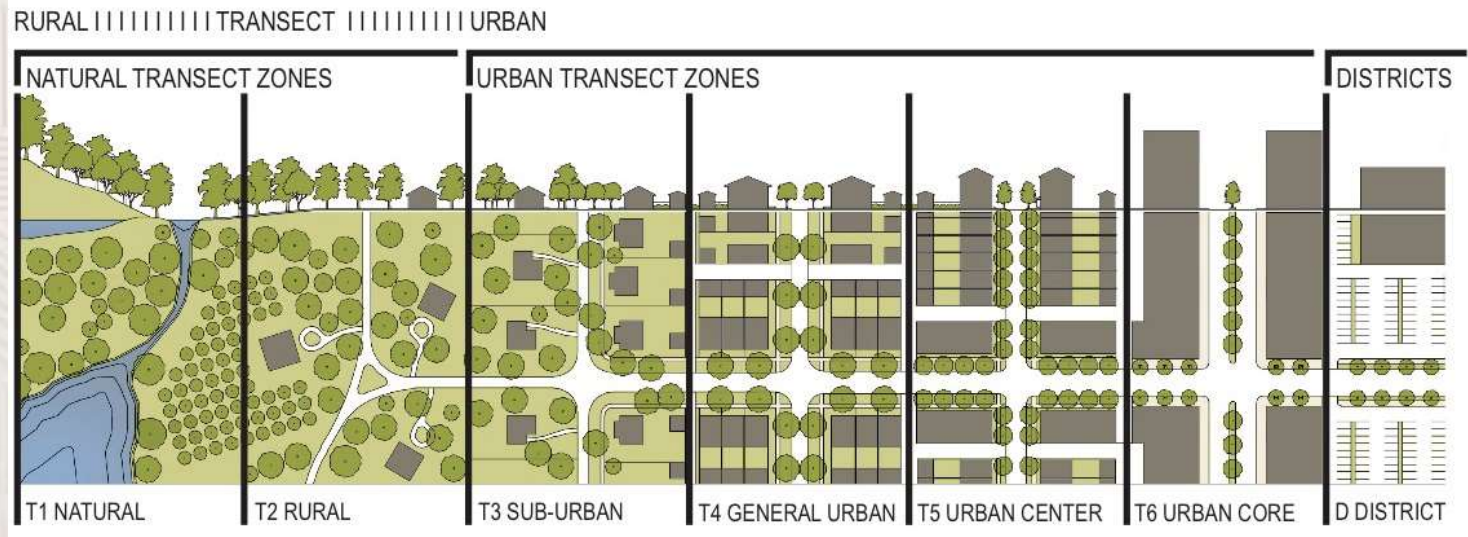


image courtesy of: DPZ (Duany Plater-Zyberk & Company)

# What is Form Based Code?

A **form-based code** is a land development regulation that fosters predictable built results and a high-quality public realm by using physical **form** (rather than separation of uses) as the organizing principle for the **code**.

*~ Form Based Code Institute*

# PUBLIC DESIGN WORKSHOPS & WALK AUDITS

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September 9-11, 2013



# Kalāheo Walk Audit

September 9, 2013







Hair & Nails  
←





	Gasoline	Self Serve
Regular	459	$\frac{9}{10}$
Plus	469	$\frac{9}{10}$
Supreme	479	$\frac{9}{10}$















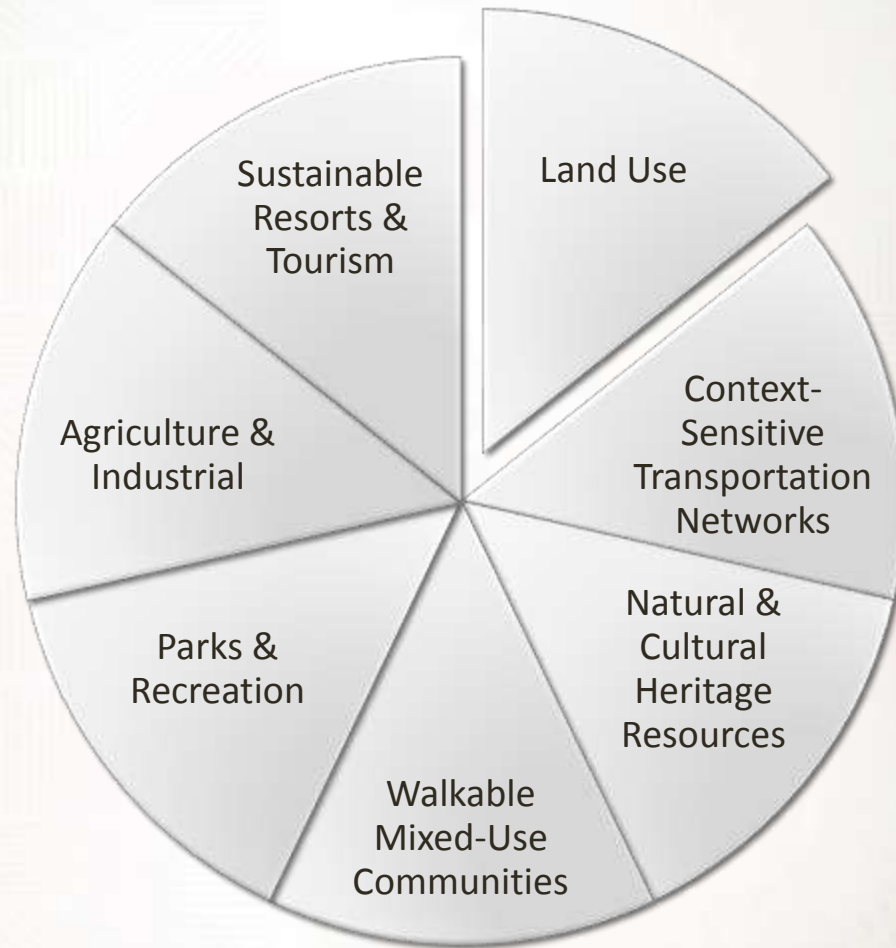
# Public Presentation

*September 11, 2013*

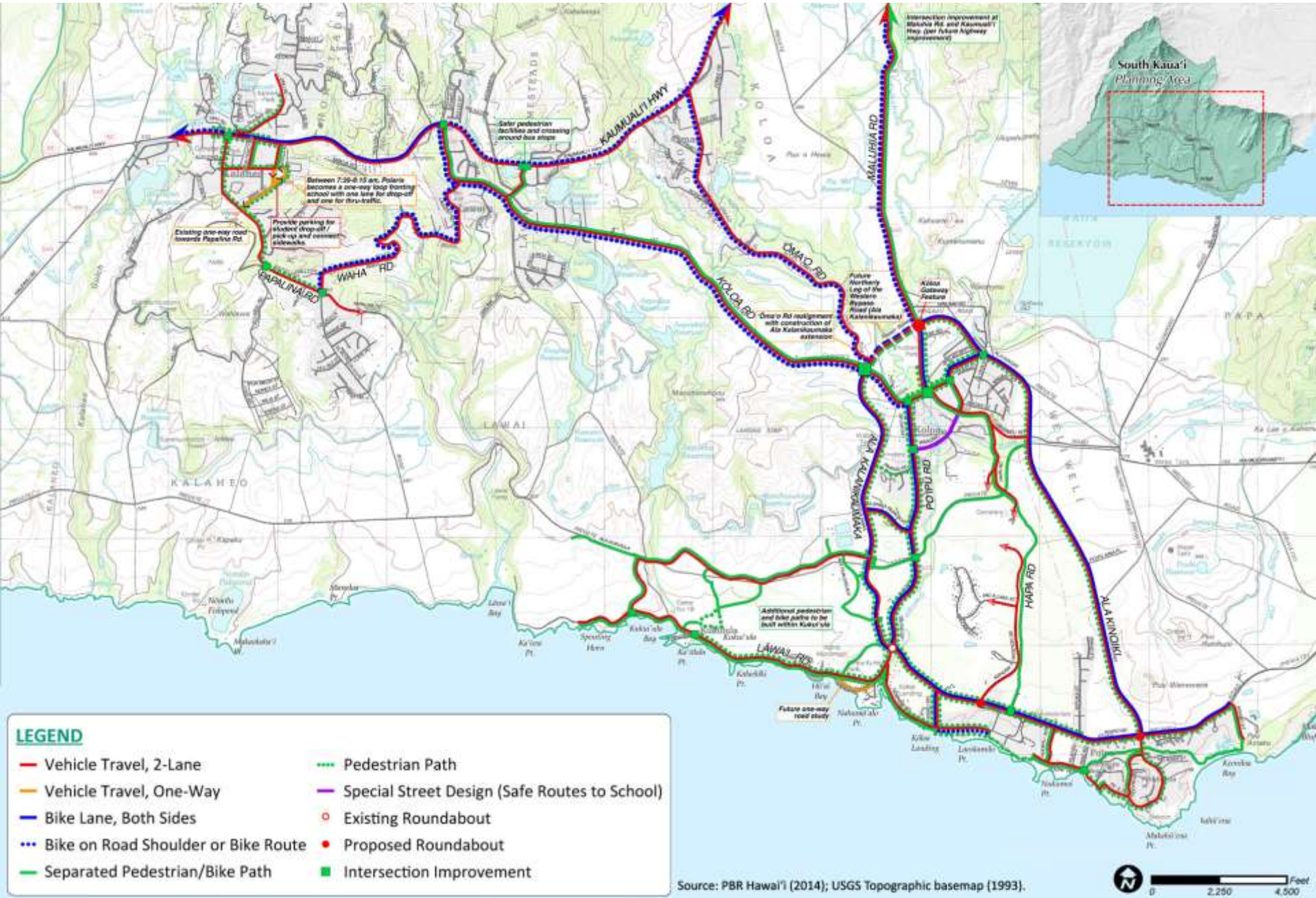
# DRAFT SOUTH KAUA'I COMMUNITY PLAN

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# Plan Components - Policies & Guidelines



# Multimodal Roadway Network



**LEGEND**

- Vehicle Travel, 2-Lane
- Vehicle Travel, One-Way
- Bike Lane, Both Sides
- - - Bike on Road Shoulder or Bike Route
- Separated Pedestrian/Bike Path
- - - Pedestrian Path
- Special Street Design (Safe Routes to School)
- Existing Roundabout
- Proposed Roundabout
- Intersection Improvement

Source: PBR Hawai'i (2014); USGS Topographic basemap (1993).

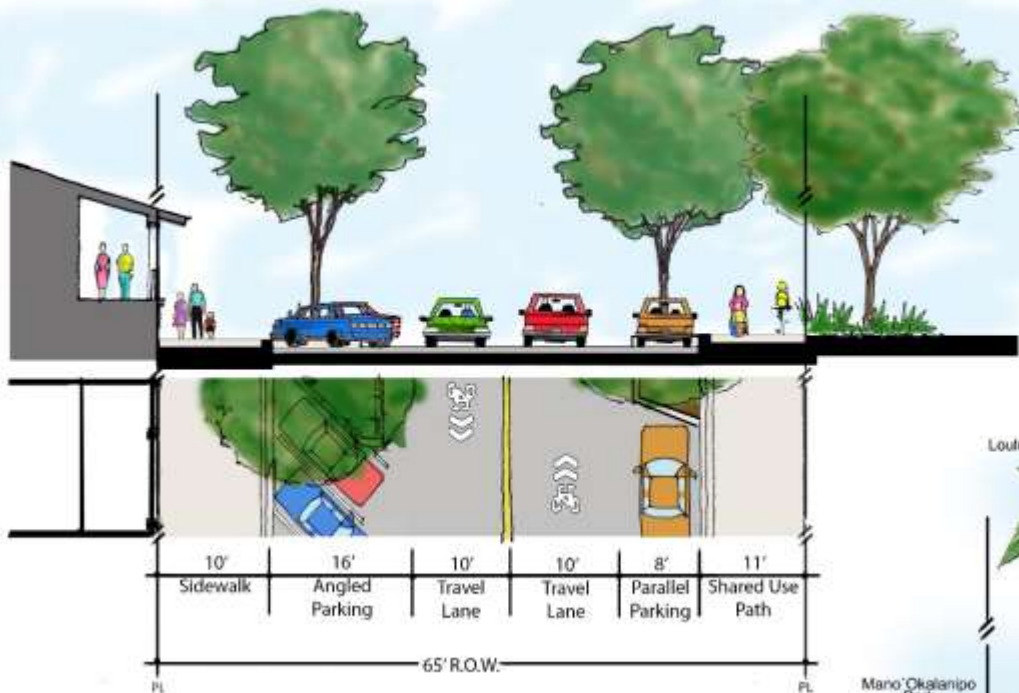


# Kōloa Town – Kōloa Rd. & Maluhia, Weliweli Rds.

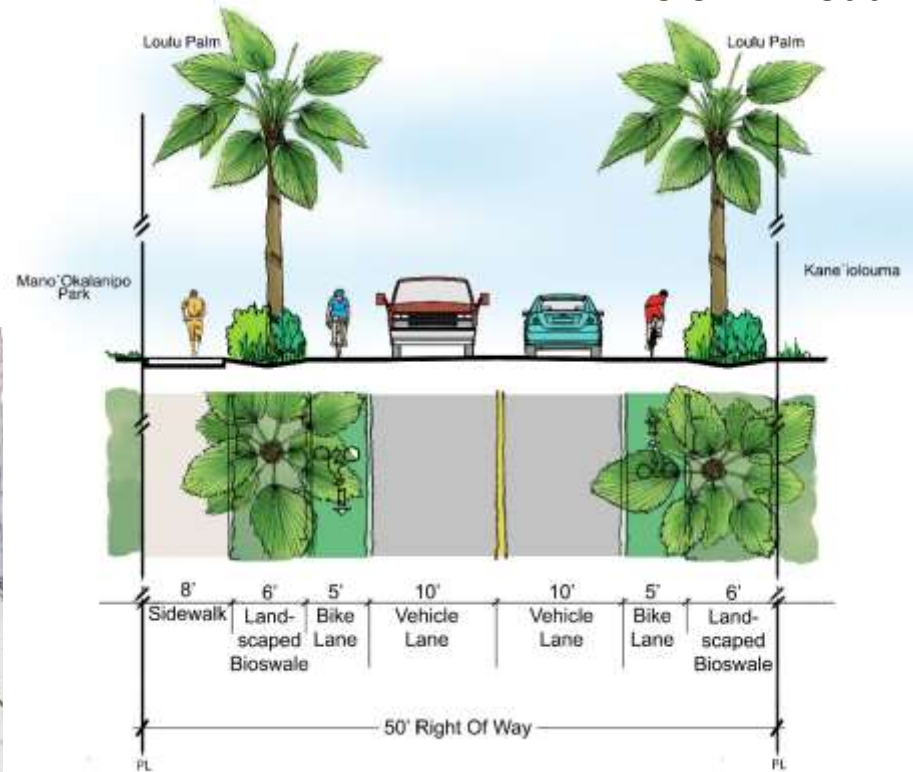


# Conceptual Street Sections – Existing Streets

*Kōloa Road*



*Ho'owili Road*



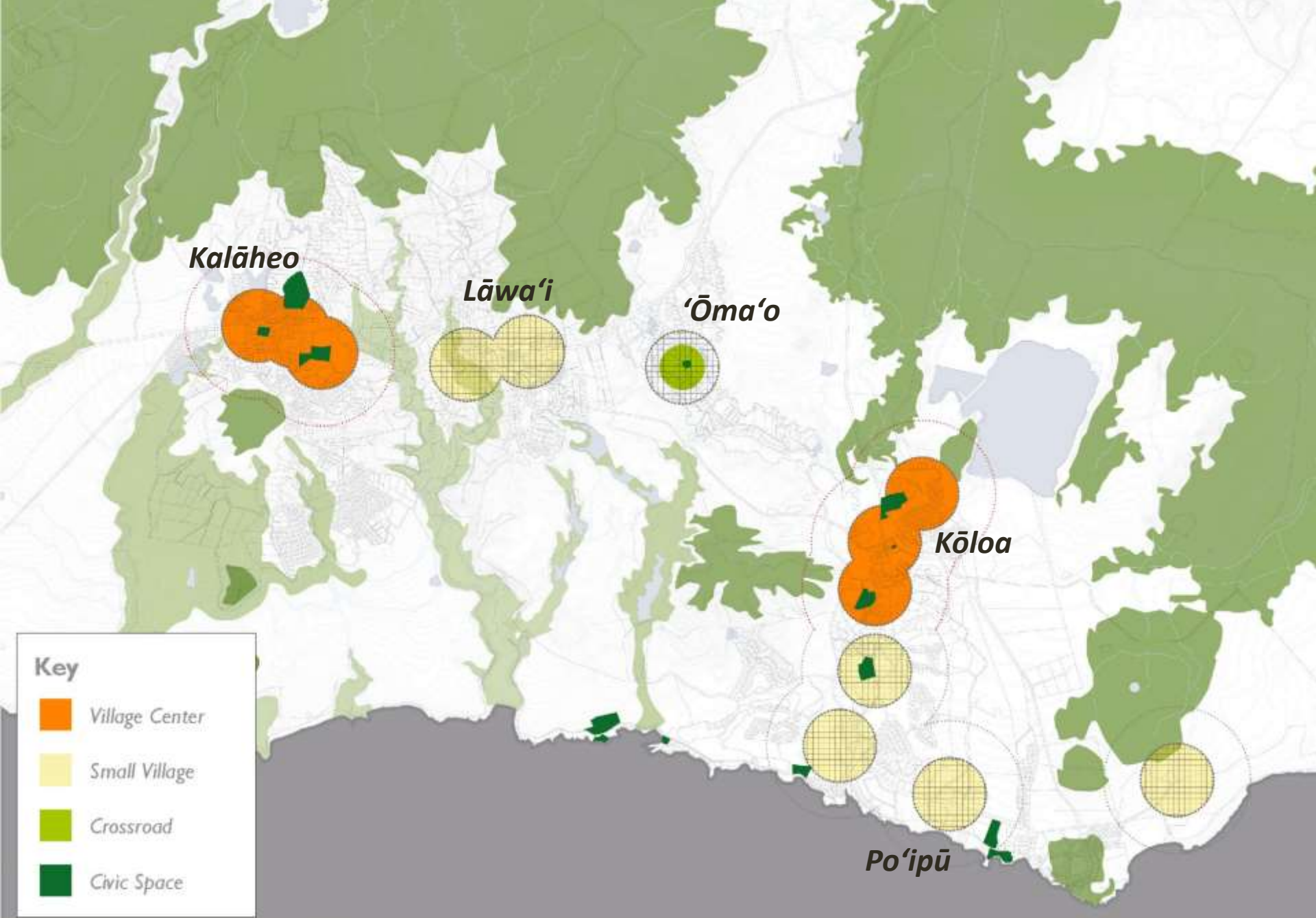
*Kalāheo Town*



# DRAFT FORM-BASED CODE FOR SOUTH KAUA'I

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**Kalāheo**

**Lāwa'i**

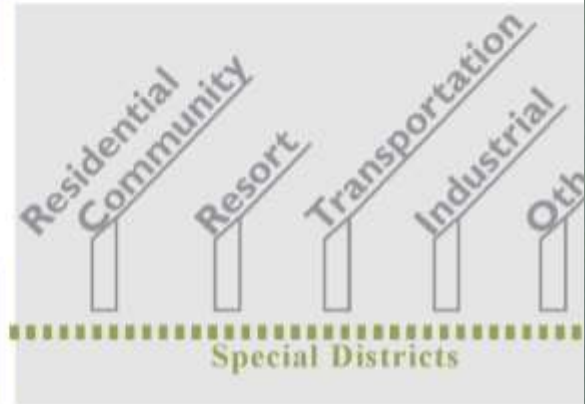
**'Ōma'o**

**Kōloa**

**Po'ipū**

**Key**

- Village Center
- Small Village
- Crossroad
- Civic Space



**T3**  
Village Edge

**T3**  
Village Neighborhood

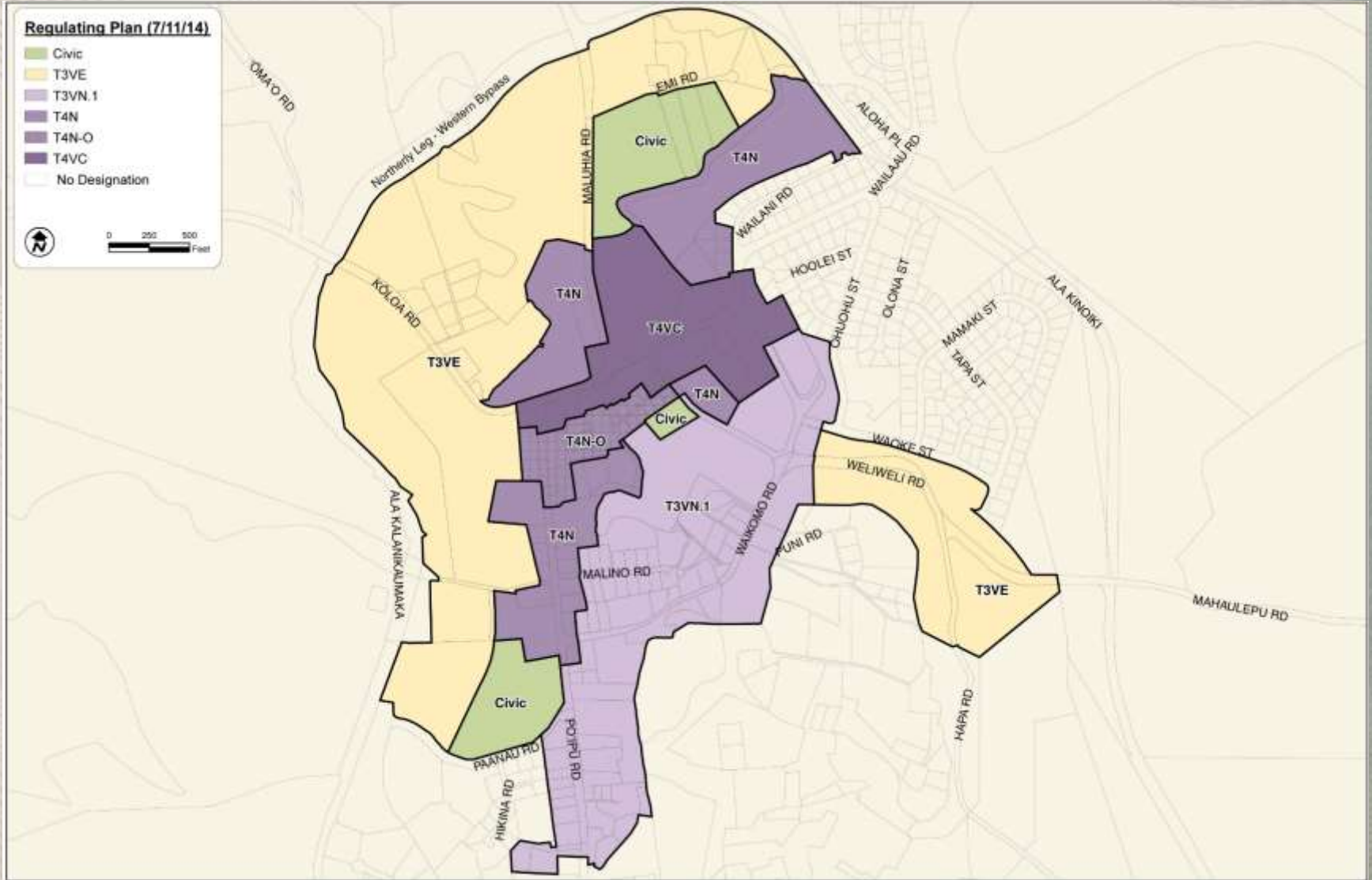
**T4**  
Village

**T4**  
Village - Open

**T4**  
Village Center

**T5**  
Town

# Kōloa Regulating Plan



# FBC-Transect Zones (T4 N Example)

## 2.2.60 T4 Neighborhood



General note: The illustrations above is intended to provide a brief overview of the transect zone and is descriptive in nature.

### A. Zone Intent and Description

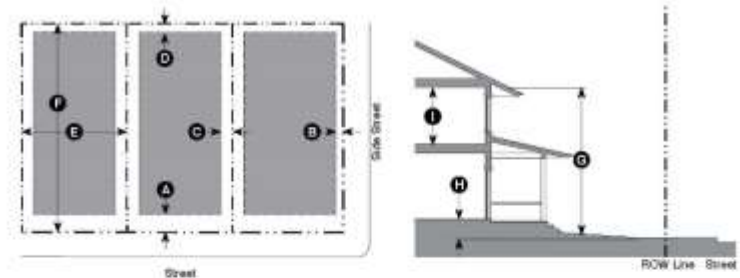
T4 Neighborhood Zone integrates appropriate, medium-density residential building types such as duplexes, cottage courts, small courtyard housing, and mansion apartments with limited retail and service uses in an environment conducive to walking and bicycling.

The open sub-zone provides the same building forms but allows for a more diverse mix of uses.

### B. Allowed Building Types

Carrage House	Single-Family Cottage
Cottage Court	Duplex
Townhouse	Mansion Apartment
Apartment House	Courtyard Building

## T4 Neighborhood



### Key

--- ROW / Property Line    ■ Building Area  
 — Setback Line

### C. Building Placement

#### Setback (Distance from ROW / Property Line)

Front	15' min./30' max	A
Side Street	8' max	B

#### Side

Main Building	15' max	C
Ancillary Building	10' min	
Rear	10' min	D

#### Lot Size

Width	25' min./150' max	E
Depth	60' min./250' max	F

### Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front most immediately adjacent property.

Minimum lot width and depth may be reduced up to 20% if access via alley is provided.

### D. Building Form

#### Building Height<sup>14</sup>

Main Building	2 stories max	G
Ancillary Building	2 stories max	
Ground Floor Finish Level	18" min	H
Upper Floor(s) Ceiling	8" min	I

Additional Building Height Standards found in Section 3.1.020 Additional Height Regulations

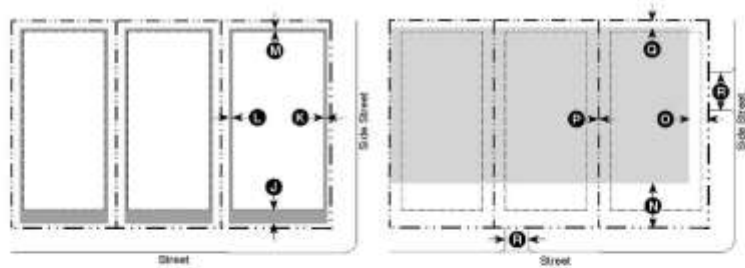
#### Footprint

Lot Coverage	60%
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### Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

# FBC-Transect Zones



**Key**  
 --- ROW / Property Line  
 --- Setback Line  
 ■ Encroachment Area

E. Encroachments and Frontage Types		
Encroachments		
Front	12' max <sup>1)</sup>	J
Side Street	3' max <sup>1)</sup>	K
Side	3' max <sup>1)</sup>	L
Rear	3' max <sup>1)</sup>	M

**Notes:**  
<sup>1)</sup>Encroachments are not allowed within a Street ROW<sup>2)</sup> Alley ROW or across a property line

Allowed Frontage Types	
Common Yard	L&al – Engaged
L&al – Projecting	Shop
Forecourt	Shopfront <sup>3)</sup>
Terrace <sup>1)</sup>	

See 3.3.030 for description of Frontage Types and additional standards.

**Notes:**  
<sup>1)</sup>T4N-O only

F. Parking	
Required Spaces	
Residential Uses	
All Allowed Uses	1.25 sp/unit min
Service or Retail Uses	
All Allowed Lodging Uses	1 per 2 rooms min

**Key**  
 --- ROW / Property Line  
 --- Setback Line  
 ■ Allowed Parking Area

F. Parking (continued)	
Required Bicycle Parking Spaces	
All Non Single Family Uses	
The greater of two spaces or five percent of required off-street vehicular parking spaces.	

**Notes:**  
 For parking requirement for Recreation, Education, Public Assembly, Retail, Agricultural, Transportation and Infrastructure, and Service uses see Table 3.1.010.A.  
 See Section 3.1.010.E.5 (Parking Adjustments) for parking adjustments.

Location (Setback from Property Line)		
Front Setback	30'	N
Side Street Setback	15'	O
Side Setback	0'	P
Rear Setback	5'	O

Miscellaneous		
Parking Driveway Width		
Front, < 40 spaces	14' max	
Front, > 40 spaces	18' max	

## H. T4N Use Table

Land Use Type <sup>1)</sup>	Specific Use Regulations	T4N	T4N-O
<b>Residential</b>			
Single Family Dwelling Units			
Detached		P	P
Two Attached		P	P
More than Two Attached		P	P
Multiple Family Dwelling Units			
Up to Two		P	P
More than Two		P	P <sup>2)</sup>
Accessory Structures and Uses, except with the following features:			
Two or More Guest Houses		–	–
Adult Family Boarding and Family Care Homes			
Family Care Homes		P	P
Home Businesses			
Home Businesses		P	P
Dormitories, Guest and Boarding Houses			
Boarding Houses		U	U
Hotels and Motels		–	–
Transient Vacation Rentals		–	–
Residential Care Homes		U	U
Adult Family Group Living Home			
Home		U	U

Land Use Type <sup>1)</sup>	Specific Use Regulations	T4N	T4N-O
<b>Recreation, Education &amp; Public Assembly</b>			
Public and Private Parks			
Public and Private Parks		P	P
Botanical and Zoological Gardens			
Botanical and Zoological Gardens		U	U
Cemeteries, Mortuaries and Crematoriums			
Cemeteries, Mortuaries and Crematoriums		U	U
Churches, Temples, and Monasteries			
Churches, Temples, and Monasteries		U	U
Clubs, Lodges and Community Centers			
Clubs, Lodges and Community Centers		U	U
Golf courses			
Golf courses		U	U
Museums, Libraries and Public Services and Facilities			
Museums, Libraries and Public Services and Facilities		U	U
School and Day-care Centers			
School and Day-care Centers		U	U
Studio: Dance or Exercise			
Studio: Dance or Exercise		U	P

**Key**  
 P Permitted Use  
 U Use Permit Required  
 – Use Not Allowed

**End Notes**  
<sup>1)</sup>A definition of each listed use type is in Article 7 (Definitions). Any other use or structure which the Planning Director finds to be similar in nature to those listed in this Section and appropriate to the District.

<sup>2)</sup>Use Permit required for a parcel of record as of June 30, 1960. Not permitted on other parcels.

<sup>3)</sup>Permitted when developed pursuant to a Federal, State or County housing program.

<sup>4)</sup>Use not allowed on the ground floor, except when located behind an allowed ground floor use.

# FBC-Transect Zones

Transect Zones

2.2.00

T4 Neighborhood

## H. T4N Use Table (continued)

Land Use Type <sup>1</sup>	Specific Use Regulations	T4N	T4N-D
<b>Retail</b>			
Retail Shops and Stores, except with the following features:		U	P
Alcoholic beverage sales		—	U
On-site Production of Items Sold >5,000 sf		—	U
Floor Area >10,000 sf		—	U
Restaurants and Food Services		—	U
<b>Agricultural</b>			
Diversified and Specialized Agriculture and Nurseries		U	U
<b>Services</b>			
Medical and Nursing Facilities		U	P
Household Services		—	P
Personal Services		—	P
Professional Offices		—	P
Animal Hospital		—	U
<b>Vehicle Sales and Services</b>			
Automobile Sales		—	—
Automobile Services		—	—
Automobile Repair		—	—
Automobile Storage		—	—

Land Use Type <sup>1</sup>	Specific Use Regulations	T4N	T4N-D
<b>Transportation &amp; Infrastructure</b>			
Private and Public Utilities and Facilities		U	U
Transportation Terminals and Docks		U	U
<b>Telecommunication Facilities</b>			
Communication Facilities		—	U
<b>Industrial, Manufacturing &amp; Processing</b>			
Construction Material Storage		U	U
Food Processing and Packaging		U	U
Light Manufacturing		U	U
Warehouse		U	U

### Key

P	Permitted Use
U	Use Permit Required
—	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Article 7 (Definitions). Any other use or structure which the Planning Director finds to be similar in nature to those listed in this Section and appropriate to the District.

<sup>2</sup> Use Permit required for a parcel of record as of June 30, 1980. Not permitted on other parcels.

<sup>3</sup> Permitted when developed pursuant to a Federal, State or County housing program.

<sup>4</sup> Use not allowed on the ground floor, except when located behind an allowed ground floor use.

# FBC- Building Types

3.2.050 Single-Unit House, Village



Single story village house with engaged front lawn



Single-story village house



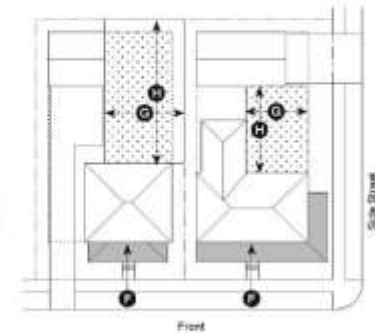
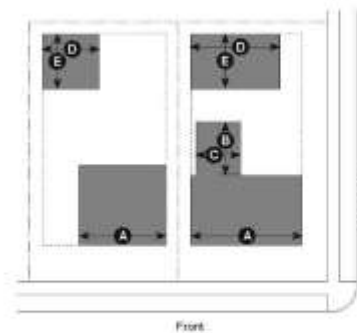
Village house form with commercial use

**A. Description**

**Single-Unit House, Village:** This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

T3E T3VN1 T3VN2 T4N T4VC T5TC

General Note: Photos on this page are illustrative, not regulatory.



**Key**

--- ROW / Property Line  
 --- Building  
 --- Setback Line

**B. Number of Units**

Units 1 max

**C. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

Width 48' max **A**

**Secondary Wing(s)**

Width 30' max **B**

Depth 30' max **C**

**Accessory Structure(s)**

Width 24' max **D**

Depth 30' max **E**

**Key**

--- ROW / Property Line  
 --- Frontage  
 --- Setback Line  
 □ Private Open Space

**D. Allowed Frontages**

Lānai, Engaged

Lānai, Projecting

**E. Pedestrian Access**

Main Entrance Location Front **F**

**F. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered or open.

**G. Private Open Space**

Width 20' min **G**

Depth 20' min **H**

Area 500 sf min.

Required private open space must be located behind the main body of the house.

# FBC-Civic Spaces

Table 5.2.030.A Civic Space Type Standards			
Transect Zone	T3 T4 T5	T3 T4 T5	T3 T4 T5
Civic Space Type	Special Use Park	Overlook Park	Beach Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category. Ex: golf course	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space that provides public access to the shoreline and which includes waterfront space for unstructured recreation.
<b>Location and Size</b>			
Location			
Service Area	Regional	Regional	Regional
Size			
Minimum	No Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum	No Maximum
Character			
Frontage	Building or Independent	Independent	Independent
Disposition of Elements	Natural, Formal or Informal	Natural or Informal	Natural or Informal
<b>Typical Facilities</b>			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails
<b>Key</b>			
	Allowed	By Director	Not Allowed

Table 5.3.030.A Civic Space Type Standards			
Transect Zone	T3 T4 T5	T3 T4 T5	T3 T4 T5
Civic Space Type	Regional Park	Community/District Park	Greenway
Illustration			
Description	A natural preserve available for unstructured recreation.	An open space available for unstructured recreation and a limited amount of structured recreation.	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.
<b>Location and Size</b>			
Location			
Service Area	Regional	Multiple Neighborhoods	Multiple Neighborhoods
Size			
Minimum	200 acres	12 acres	8 acres
Maximum	-	-	-
Character			
Frontage	Independent	Independent	Independent or Building
Disposition of Elements	Natural, Formal or Informal	Informal	Natural or Informal
<b>Typical Facilities</b>			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails
<b>Key</b>			
	Allowed	By Director	Not Allowed

# FBC-Streets and Thoroughfares

5.3.090

Thoroughfare Standards

5.3.090

Thoroughfare Standards

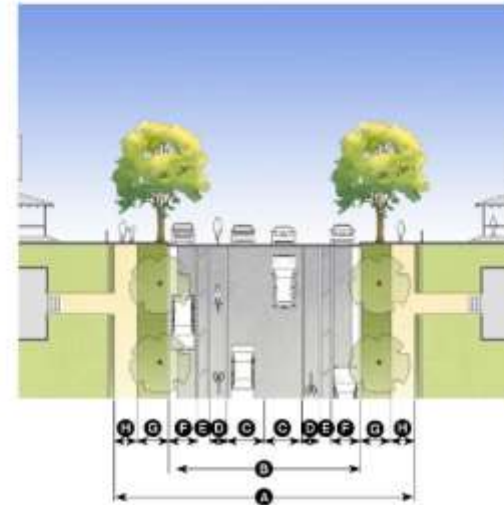
Table 5.3.090.A Thoroughfare Assembly CS-98-62-BL



Application	
Transect Zones	T3E T3VN T4V T4VC T5TC
Movement Type	Slow
Design Speed	20 mph
Overall Widths	
Right-of-Way (ROW) Width	98' <b>A</b>
Pavement Width	62' <b>B</b>
Lane Assembly	
Traffic Lanes	2 @ 10' <b>C</b>
Bicycle Lanes	2 @ 5' <b>D</b>
Parking Lanes	2 @ 16', marked <b>E</b> Back in at 45 degrees
Medians	None
Key	
<b>T#</b> By Right	<b>T#</b> By Director
<b>T#</b> Not Allowed	

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4x4' Tree Well, setback 2' from curb
Landscape Type	Trees at 40' o.c. avg.
Lighting Type	Post or Column
Walkway Type	14' sidewalk <b>P</b>
Curb Type	Square

Table 5.3.090.A Thoroughfare Assembly ST-72-48-BL



Application	
Transect Zones	T3E T3VN T4V T4VC T5TC
Movement Type	Low
Design Speed	30 mph
Overall Widths	
Right-of-Way (ROW) Width	72' <b>A</b>
Pavement Width	48' <b>B</b>
Lane Assembly	
Traffic Lanes	2 @ 10' <b>C</b>
Bicycle Lanes	2 @ 4' <b>D</b>
Buffer	2 @ 3' <b>E</b>
Parking Lanes	2 @ 7', marked <b>F</b>
Medians	None
Key	
<b>T#</b> By Right	<b>T#</b> By Director
<b>T#</b> Not Allowed	

Public Frontage Assembly	
Frontage Type	Street
Drainage Collection Type	Curb and gutter
Planter Type	6' continuous planter <b>G</b>
Landscape Type	Trees at 40' o.c. avg.
Lighting Type	Pipe, Post or Column
Walkway Type	6' sidewalk <b>H</b>
Curb Type	Square

# IMPLEMENTATION & NEXT STEPS

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# What's next?

- CAC & Agencies Review Draft Reports
- Public Review of Draft Reports
- Planning Commission Review & Recommendations
- County Council Review & Adoption
- Implementation

*Questions?*

Mahalo!

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*[Kauai.gov/planning](https://www.kauai.gov/planning)*

*(808) 241-4050*