

# R-10



Kauai County Planning Department  
4444 Rice Street., Ste A473  
Lihue, Hawaii 96766

Phone: (808) 241-4050

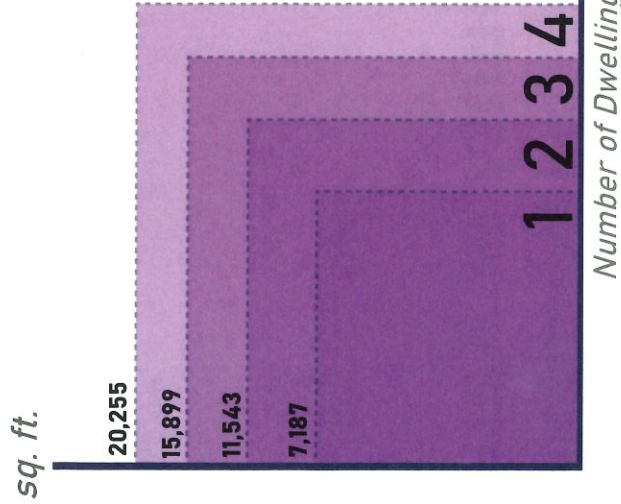
Email: [Planningdepartment@kauai.gov](mailto:Planningdepartment@kauai.gov)

County of Kaua'i  
Planning Department

Residential Zoning  
PARCEL BUILD OUT GUIDE



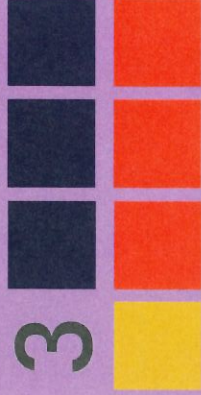
## Dwelling Unit Count by Parcel Square Footage Thresholds



## Parcel Configurations

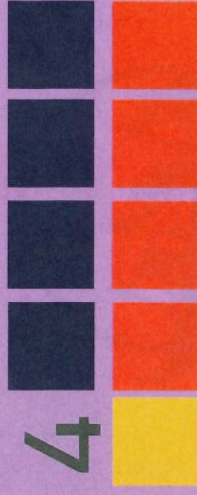
- Dwelling Unit (DU)
- Additional Dwelling Unit (ADU)
- Additional Rental Unit (ARU)
- Guest House (GH)

### 3



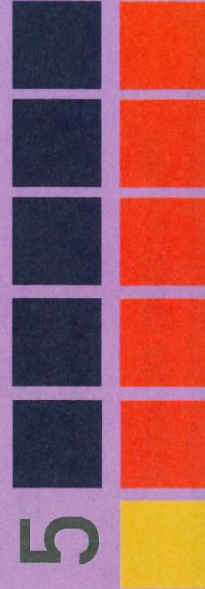
Parcels that are between 11,543 sf and 15,898 sf qualify for 3 DUs, 3 ARUs, and 1 GH

### 4



Parcels that are between 15,899 sf and 20,254 sf qualify for 4 DUs, 4 ARUs, and 1 GH

### 5



Parcels that are over 20,255 sf qualify for 5 DUs, 5 ARUs, and 1 GH

### 1



OR

### 1



Parcels less than 7,187 square feet qualify for 1 DU, 1 ARU, and 1 GH or 1 DU, 1 ADU, and 2 ARUs.

### 2



Parcels that are between 7,187 sf and 11,542 sf qualify for 2 DUs, 2 ARUs, and 1 GH

## 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  | 500*        | No          |

\*Max sq.ft. thresholds only count enclosed spaces

\*Properties larger than 20,255 sf, may qualify for additional ADUs and ARUs. Please contact the Planning Department for verification at (808)-241-4050.

# The Housing Agency's Affordable Additional Rental Unit (ARU) Program

The Housing Agency's Affordable Additional Rental Unit (ARU) Program is designed to promote the construction of ARUs by providing financial incentives to those building ARUs who agree to offer those units for rent at affordable prices. By participating in the program you may be eligible for nearly \$20,000 in fee waivers and direct subsidies.

Please note that participation in this Affordable ARU Program is not required to qualify for an ARU. The Affordable ARU Program just provides an option for additional financial incentives should you choose to construct an ARU.

**Step 1)** Confer with Planning Department to determine if your property qualifies. Please contact the Planning Department at 241-4050 or by email at:

[planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov)

a. If it does qualify, the Planning Department will issue the owner an ARU Clearance Form. After receiving ARU Clearance form go to step 2.

**Step 2)** Complete and sign an Affidavit of Affordability Form pledging to rent the ARU at or below a rent affordable to someone earning 90% of the Kauai Median Income (KMI) (as shown on the Affidavit of Affordability Form) for at least five years. The KMI is updated each year.

**Step 3)** Submit the signed Affidavit form to the Housing Agency.

**Step 4)** Housing Agency will certify the planned ARU as affordable (exempting the ARU construction project from an array of County fees including building permit fees, plan review fees, sewer capacity assessments, environmental impact fees, and zoning permit fees).

**Step 5)** Homeowner must provide building permit number to Housing Agency.

**For more information about the  
ARU Program visit our webpage at:**

<https://www.kauai.gov/Government/Departments-Agencies/Housing-Agency/Affordable-Additional-Rental-Unit-Program>