

# R-1



Kauai County Planning Department  
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County of Kaua'i  
Planning Department

Residential Zoning  
PARCEL BUILD OUT GUIDE



# R-1

## Dwelling Unit Count by Parcel Square Footage Thresholds

sq. ft.



1 2 3 4 5

Number of Dwelling Units

## Parcel Configurations

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







**1**    **OR** **1**    

Parcels less than 71,874 square feet qualify for 1 DU, 1 ARU, and 1 GH or 1 DU, 1 ADU, and 2 ARUs.






## 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

**3**      

Parcels that are between 115,434 sf and 158,993 sf qualify for 3 DUs, 3 ARUs, and 1 GH

**4**      

Parcels that are between 158,994 sf and 202,553 sf qualify for 4 DUs, 4 ARUs, and 1 GH

**5**      

Parcels that are over 202,554 sf qualify for 5 DUs, 5 ARUs, and 1 GH

\*Properties larger than 202,554 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>