

R-2



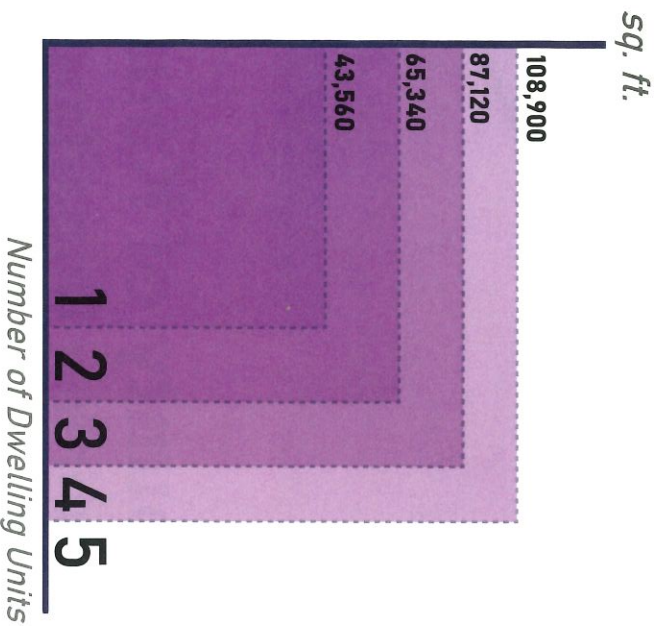
Kauai County Planning Department
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Lihue, Hawaii 96766
Phone: (808) 241-4050
Email: Planningdepartment@kauai.gov

County of Kaua'i
Planning Department
Residential Zoning
PARCEL BUILD OUT GUIDE



R-2

Dwelling Unit Count by Parcel Square Footage Thresholds



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

Parcel Configurations

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

1 **OR** **1**

Parcels less than 43,560 square feet qualify for 1 DU, 1 ARU, and 1 GH or 1 DU, 1 ADU, and 2 ARUs.

2

Parcels that are between 43,560 sf and 65,339 sf qualify for 2 DUs, 2 ARUs, and 1 GH

3

Parcels that are between 65,340 sf and 87,119 sf qualify for 3 DUs, 3 ARUs, and 1 GH

4

Parcels that are between 87,120 sf and 108,899 sf qualify for 4 DUs, 4 ARUs, and 1 GH

5

Parcels that are over 108,900 sf qualify for 5 DUs, 5 ARUs, and 1 GH

*Properties larger than 108,900 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

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>