

- (b) The resort district and the A-2 district shall have been rezoned pursuant to the same zone change application as part of a master-planned resort community.

(Added by Ord. 99-12)

Sec. 21-5.650 Utility installations.

- (a) Type B
- (1) All requests for Type B utility installations shall be accompanied by a landscape plan which shall be approved by the director. Special emphasis shall be placed on visual buffering for the installation from adjacent streets and highways.
 - (2) Type B utility installations for telecommunications shall provide fencing or other barriers to restrict public access within the area exposed to a power density of 0.1 milliwatt/cm² for all associated antennas involving radio frequency (RF) or microwave transmissions.
 - (3) In residential districts where utility lines are predominantly located underground, antennas shall not exceed the governing height limit.
- (b) Type A. When a Type A utility installation involving a transmitting antenna is located in the preservation, agricultural, A-2, A-3, AMX-2, AMX-3, resort, business, business mixed use, industrial and industrial-commercial mixed use zoning districts, it shall be fenced or otherwise restrict public access within the area exposed to a power density of 0.1 milliwatt/cm².

(Added by Ord. 99-12)

Sec. 21-5.660 Vacation cabins.

- (a) Vacation cabins shall not exceed 800 square feet in floor area.
- (b) Vacation cabins shall be permitted only as an accessory use to outdoor recreation facilities.
- (c) The overall density for vacation cabins shall not exceed one vacation cabin per acre of land area.

(Added by Ord. 99-12)

Sec. 21-5.670 Veterinary establishments.

In the business, business mixed use and IMX-1 zoning districts, veterinary establishments shall be soundproofed and air-conditioned. (Added by Ord. 99-12)

Sec. 21-5.680 Waste disposal and processing.

No waste disposal and processing facility shall be located within 1,500 feet of any zoning lot in a country, residential, apartment, apartment mixed use or resort district. When it can be determined that potential impacts will be adequately mitigated due to prevailing winds, terrain, technology or similar considerations, this distance may be reduced, provided that at no time shall the distance be less than 500 feet. (Added by Ord. 99-12)

Sec. 21-5.690 Wholesaling and distribution outlets.

In the B-2 and BMX-3 zoning districts, the following standards shall apply:

- (a) No more than 2,000 square feet of floor area shall be used for wares to be sold at wholesale or to be distributed; and
- (b) No vehicle rated at more than 1.5 ton capacity shall be used.

(Added by Ord. 99-12)

Sec. 21-5.700 Wind machines.

- (a) All wind machines shall be set back from all property lines a minimum distance equal to the height of the system. Height shall include the height of the tower and the farthest vertical extension of the wind machine.
- (b) In residential zoning districts, in addition to the above, the following shall be applicable:
- (1) Tower climbing apparatus and blade tips of the wind machine shall be no lower than 15 feet from ground level, unless enclosed by a six-foot high fence and shall not be within seven feet of any roof or structure unless the blades are completely enclosed by a protective screen or fence.
 - (2) A public safety sign shall be posted at the base of the tower warning of high voltage and dangerous moving blades.
 - (3) The system base and rotor blade shall be a minimum of 15 feet from any overhead electrical transmission or distribution lines.
 - (4) Anchor points for guy wires for the wind machine shall be located within property lines and not on or across any overhead electrical transmission or distribution lines. Guy wires shall be equipped with devices that will, in a safe manner, prevent them from being climbed and shall be securely fastened.
 - (5) The applicant shall provide manufacturer's specifications which certify the safety of the machine; provided, that the appropriate tower was used and proper installation procedures followed, as outlined in the manual.
 - (6) The wind machine shall be operated so that no disruptive electromagnetic interference is caused. If it can be demonstrated to the director that the system is causing harmful interference, the operator shall promptly mitigate the interference.
 - (7) The system shall be kept in good repair.
 - (8) The system shall be deemed abandoned if not in continuous use for at least one year. Upon determination that the use is abandoned, the structure shall be dismantled and removed within 30 days upon written notice.
 - (9) The system shall be restricted to a rated capacity of no more than 15 kilowatts.
- (c) In the agricultural and country zoning districts, accessory wind machines shall have a rated capacity of no more than 100 kilowatts. Wind machines with a rated capacity of more than 100 kilowatts shall require a conditional use permit (minor).
- (d) In the business zoning districts, wind machines shall have a rated capacity of no more than 15 kilowatts.

(Added by Ord. 99-12, Am. Ord. 10-19)

typically categorized as garden shops, which sell to retail customers items other than plants, such as pots and planters, gardening supplies, implements and tools; mulch, potting soil, and fertilizers; decorations, books, and cards.

"Plantation community subdivision" means a plantation community subdivision as defined under HRS Section 205-4.5(a)(12).

"Porte cochere" means a covered access drive or walkway leading to the entrance of a building.

"Public uses and structures" means uses conducted by or structures owned or managed by the federal government, the State of Hawaii or the city to fulfill a governmental function, activity or service for public benefit and in accordance with public policy. Excluded are uses which are not purely a function, activity or service of government and structures leased by government to private entrepreneurs or to nonprofit organizations. Typical public uses and structures include: libraries, base yards, satellite city halls, public schools and post offices.

R

"Real estate office" means an establishment involved in real estate transactions that include but are not limited to the following:

- (1) Selling, buying or negotiating the purchase, sale or exchange of real estate; or
- (2) Listing, soliciting for prospective purchasers, leasing, renting or managing any real estate, or the improvements thereon, for others.

"Receive-only antennas" means antennas used for radio frequency (RF) or microwave receptions only, including but not limited to receptions for television, except as provided under the definition of telecommunications antennas or utility installations.

"Receiving lot" means a zoning lot that may, under off-site joint development approval, utilize floor area normally attributable to a donor lot.

Recreation Facilities, Outdoor. "Outdoor recreation facilities" means permanent facilities for active outdoor sports and recreation, other than golf courses. Typical uses include: parks, playgrounds, botanical gardens, golf driving ranges, tennis courts, riding stables, academies and trails, and recreational camps.

"Reflective surfaces" means any glass or other specular surface such as polished metal, specified in manufacturer's literature, having reflectance (designated by such terminology as average daylight reflectance, visible light reflectance, visible outdoor reflectance and comparable terms) of over 30 percent.

"Repair establishments, minor and major" means establishments which primarily provide restoration, reconstruction and general mending and repair services. "Minor repair establishment" uses include those repair activities which have little or no impact on surrounding land uses and can be compatibly located with other businesses. "Major repair establishment" uses include those repair activities which are likely to have some impact on the environment and adjacent land uses by virtue of their appearance, noise, size, traffic generation or operational characteristics.

- (1) Minor.

(A) Automobile (including pickup trucks), motorcycle, moped, motorized bicycle, boat engine, motorized household appliance (e.g., refrigerator, washing machine, dryer) and small equipment (e.g., lawn mower) repairing, including painting, provided all repair work is performed within an enclosed structure in other than the industrial districts, and does not include repair of body and fender, and straightening of frame and body parts.

(B) Production and repair of eyeglasses, hearing aids and prosthetic devices.

(C) Garment repair.

(D) General fixit shop.

(E) Nonmotorized bicycle repair.

(F) Radio, television and other electrical household appliance repair.

(G) Shoe repair.

(H) Watch, clock, jewelry repair.

- (2) Major.

(A) Blacksmiths.

(B) Ship engine cleaning and repair.

(C) Airplane motor repair and rebuilding.

(D) Furniture repair.

(E) Industrial machinery and heavy equipment repair.

(F) Bus and truck repair.

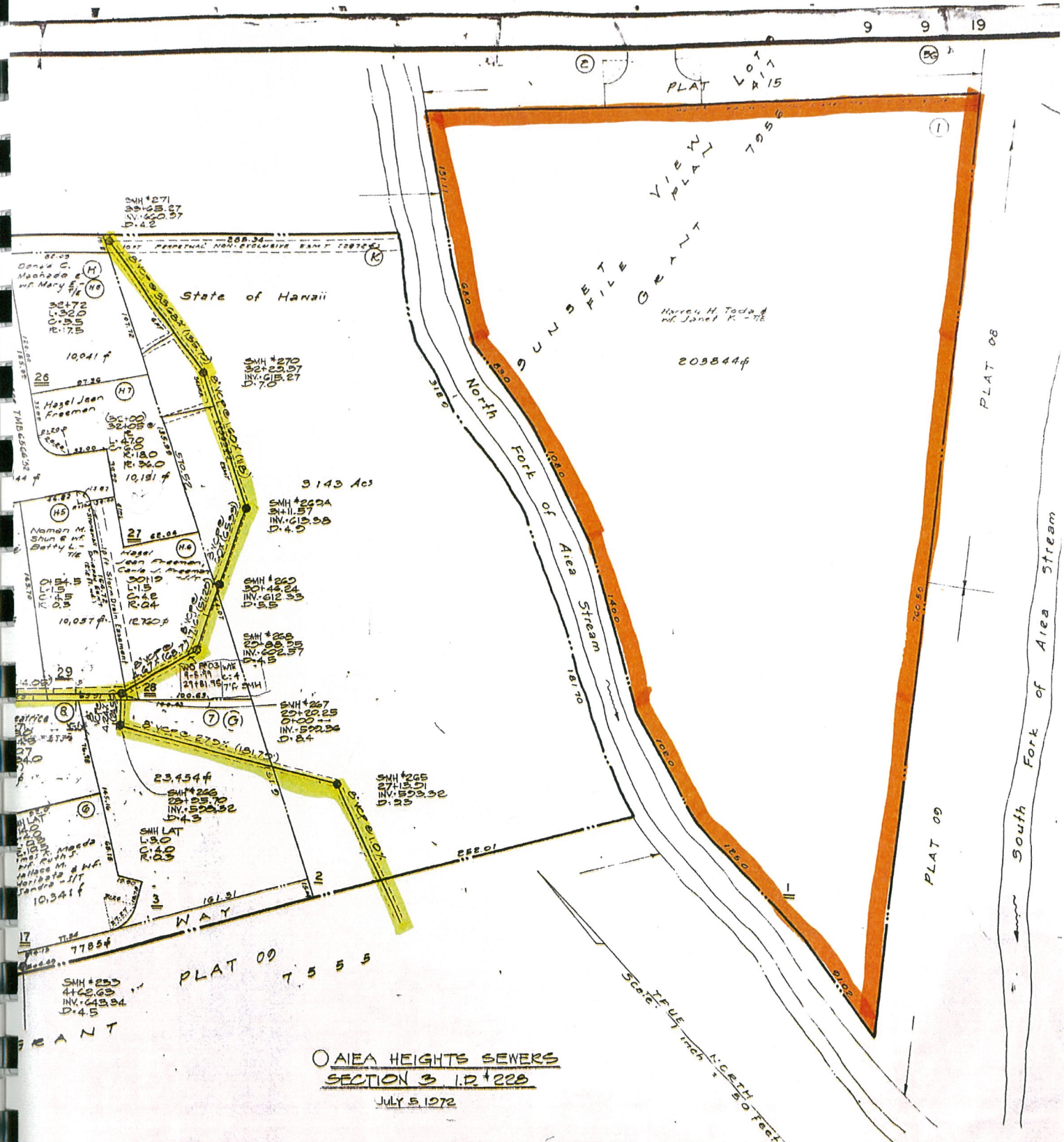
(G) Repair of vehicle (all types) body and fender, and straightening of frame and body parts.

"Resource extraction" means the mining of minerals, including the exploration for, and the removal and processing of natural accumulations of sand, rock, soil and gravel.

"Retail establishments" means the sale of commodities or goods to the consumer and may include display rooms and incidental manufacturing of goods for retail sale on premises only. Typical retail establishments include grocery and specialty food stores, general department stores, drug and pharmaceutical stores, hardware stores, pet shops, appliance and apparel stores, motorized scooter and bicycle sales and rentals, and other similar retail activities. This term also includes establishments where food or drink is sold on the premises for immediate consumption, but which lack appropriate accommodations for on-premise eating and drinking. The term does not include open storage yards for new or used building materials, yards for scrap, salvage operations for storage or display of automobile parts, service stations, repair garages or veterinary clinics and hospitals.

"Retaining wall" means that portion of a wall which resists the lateral displacement of soil or other material up to a maximum height of six inches above the finish grade of the retained material.

"Rooming" means a use accessory to the principal use of a dwelling unit in which overnight accommodations are provided to persons ("roomers") for compensation for periods of 30 days or more in the same dwelling unit as that occupied by an owner, lessee, operator or proprietor of the dwelling unit.



○ AIEA HEIGHTS SEWERS
SECTION 3 I.D. #228
JULY 5, 1972

TAXATION MAPS BY TERRITORY OF HAWAII			
TAX MAP			
FIRST DIVISION			
ZONE	SEC.	F	
9	9		
CONTAINING		PA	
SCALE 1" = 50'			

SUBJECT TO CHANGE

Exhibit B

