

- (7) When the associated farm is no longer in active production or no longer employing farm workers, no workers may be housed on the zoning lot. An exception is allowed to house one caretaker and the caretaker's immediate family.
- (f) *Agricultural farmers market – standards.*
 - (1) Hours of operation are limited to between 6:00 a.m. and 8:00 p.m.
 - (2) A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping for as long as the agricultural farmers market is in operation, as evidenced by a farm plan that shows the area and percentage of the zoning lot to be in active agricultural use, and includes information about a farm or ranch's resources, goals, business plan, and timeline to engage in crop production or livestock and poultry keeping.

§ 21-5.50 Residential uses.

The following sections contain standards for the residential use categories.

§ 21-5.50-1 Household living.

Uses in the household living category that are required to comply with specific standards are set forth in this section. Development standards required in other articles of this chapter apply to all uses.

- (a) *Duplex-unit dwelling – standards.* Each duplex-unit dwelling must be attached by a boundary wall for a minimum of 15 feet or 50 percent of the longer dwelling unit, excluding carports or garages, whichever length is greater (see Figure 21-10.3).
- (b) *Two-unit dwelling – standards.*
 - (1) Each two-unit dwelling must be surrounded by a yard.
 - (2) Dwelling units may be:
 - (A) On separate floors; or
 - (B) Attached by a solid wall a minimum of 15 feet in length, or attached by a carport or garage (see Figure 21-10.3).
 - (3) Dwelling units may not be connected solely by a covered open area, exterior hallway, or breezeway.
- (c) *Multi-unit dwelling – standards.*
 - (1) In the B-1 and B-2 zoning districts, multi-unit dwellings are permitted; provided that the following requirements are satisfied:
 - (A) All residential uses and occupancies must be located on consecutive floors that are located above all nonresidential uses and occupancies in the multi-family dwelling. A residential lobby of up to 1,500 square feet of floor area and other necessary points of ingress or egress may be located on the ground floor. A building must have at least one nonresidential use; or
 - (B) The multi-unit dwelling satisfies the following requirements:
 - (i) For multi-unit dwellings located on zoning lots of 3 acres or less, a minimum nonresidential floor area ratio of 0.2 must be developed on the lot;
 - (ii) For multi-unit dwellings located on zoning lots larger than 3 acres, but smaller than 7 acres, a minimum of 10,000 square

- feet or a floor area ratio of 0.05, whichever is greater, of nonresidential floor area must be developed on the lot; or
- (iii) For multi-unit dwellings located on zoning lots larger than 7 acres, a minimum of 40,000 square feet or a floor area ratio of 0.05, whichever is greater, of nonresidential floor area must be developed on the lot.
- (C) For purposes of this subdivision, nonresidential uses must be fully enclosed within a building and do not include areas used for parking.

§ 21-5.50-2 Group living.

Uses in the group living category that are required to comply with specific standards are set forth in this section. Development standards required in other articles of this chapter apply to all uses.

- (a) *Group living, small, State regulated – standards.*
 - (1) Must be licensed, certified, registered, or monitored by the State.
 - (2) In the AG-2 zoning district, group living activities must be of an agricultural nature. A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping for as long as the small group living that is State regulated is in operation, as evidenced by a farm plan that shows the area and percentage of the zoning lot to be in active agricultural use, and includes information about a farm or ranch's resources, goals, business plan, and timeline to engage in crop production or livestock and poultry keeping.
 - (3) If a zoning lot is developed with a principal dwelling unit and an accessory dwelling unit or an ohana unit, and each of the dwelling units is being used as a small group living that is state regulated, if the aggregate number of residents in both dwelling units exceed eight, the group living will be considered a large group living.
- (b) *Group living, small, not State regulated – standards.*
 - (1) In the AG-2 zoning district, group living activities must be of an agricultural nature. A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping for as long as the small group living that is not State regulated is in operation, as evidenced by a farm plan that shows the area and percentage of the zoning lot to be in active agricultural use, and includes information about a farm or ranch's resources, goals, business plan, and timeline to engage in crop production or livestock and poultry keeping.
 - (2) Within the country, residential, and A-1 zoning districts, except for multifamily dwellings located in the A-1 zoning district that provide housing for students or staff of an educational institution with a total enrollment of 10,000 or more students and are within a one-half-mile radius of the educational institution, unless directly related to public health and safety, small group living that is not State regulated may not be located within 1,000 feet of the next closest group living.
 - (3) If a zoning lot that is developed with a principal dwelling unit and an accessory dwelling unit or an ohana unit, and each of the dwelling units is being used as a