

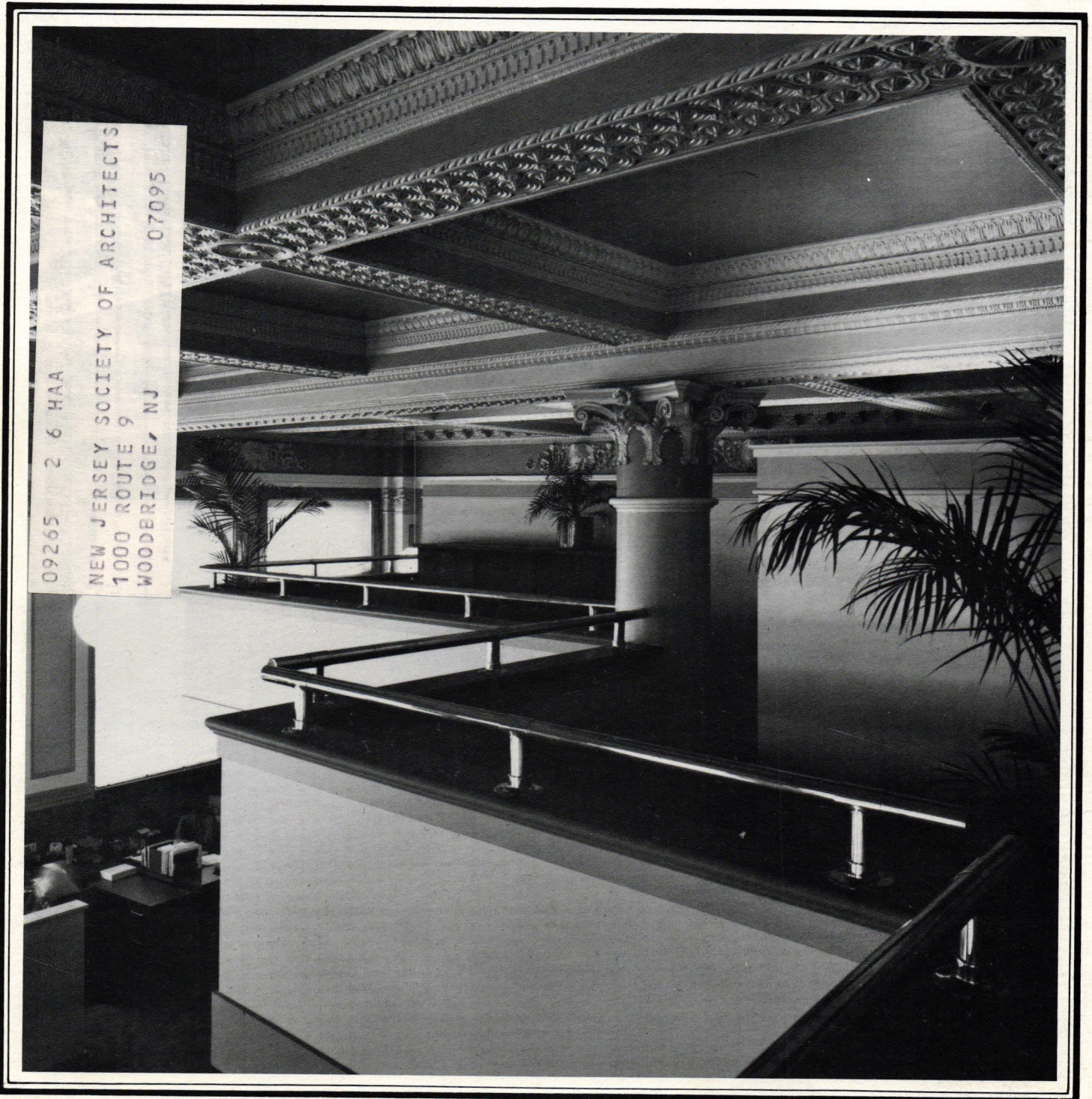
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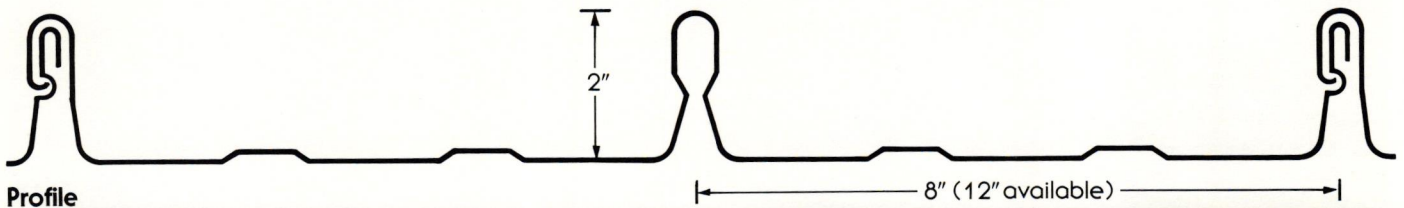
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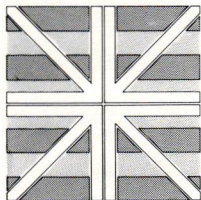
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Headlines

Revising the CZC

by Lewis Ingleson
President, Hawaii Society/AIA

Over the past several months the Department of Land Utilization has been in the process of revising the Comprehensive Zoning Code (CZC). The primary purpose of this work is to make the code consistent with the new General Plan and Development Plans. A concurrent benefit is the opportunity to update the CZC and make it consistent with other state and county land use policies and controls.

The department has, to its credit, established a CZC Advisory Committee made up of interested citizens to assist in this effort. This committee is small in size, and consists of people from the community who have detailed knowledge of the present code and can bring the citizen's viewpoint to the process. Two of your colleagues, Howard Wong, AIA, and myself, sit on this committee. During the course of our deliberations, almost all elements of the CZC have been discussed, analyzed, dissected, re-analyzed and our views recorded. The process has been enlightening for members of the committee as well as to the department staff assigned to the project.

Topics of discussion have included legislative intent, format, flexibility, public health, safety and welfare, design review procedures, density controls, and energy conservation among others.

Legislative intent, as stated in the code, is perhaps one of the most important elements in that it sets forth the purpose of each section and the expected results of the detailed regulations that follow. It is my feeling that it is too often ignored by both the designers of projects as well as those assigned to administer the code. If a conflict arises between a design proposal and a detailed regulation, it seems that the final test of the proposal would be whether it meets the legislative intent of the particular

section in question. In this manner, some flexibility in the administration of the code might be achieved. Of course, this presumes training of the code administrators as to intent, as well as allowing them some degree of flexibility in interpretation.

It is hoped that the format of the revised code will be an improvement over the present one. Although nearly impossible, I wish that the code was written on one chart containing all major regulations. However, short of that, I believe the inclusion of more visual aids would be very helpful. In addition, omitting the current practice of back-referencing is essential. I'm sure all of you have been frustrated turning pages back and forth to determine what is a permitted or conditional use in any particular district.

The term "public health, safety and welfare" is, to my way of thinking, used all too often to justify greater governmental control and interference. I feel that there needs to be a clear definition of what constitutes "public health, safety and welfare." Then each proposed reg-

ulation should be tested against that definition.

Design review procedures clearly need amending. This process has become one of the most vexing for architects, particularly with respect to clusters and planned developments. Although the HS/AIA strongly supported the apparent flexibility that these procedures would allow when the present code was adopted in 1969, few of us could foresee that the absence of clearly stated criteria would lead to dissension rather than cooperation between the staff and the project designer.

Density control is another area where revision appears necessary. The present method of floor area ratio has its advantages, and also its disadvantages, particularly in the definition of floor area. The recent omission of lanais and other amenities from apartment buildings is indicative of this problem. Perhaps a system utilizing units per acre, bedrooms per acre or similar method would achieve more livable densities without the loss of amenities.

Somewhat related to the floor area question is that of shading devices in order to conserve energy. It is hoped that the new code will permit the inclusion of solar shades without a concurrent penalty in floor area. Other means of energy conservation should also be encouraged in the revised code.

The first draft of the newly revised CZC will probably be released late this summer. I'm certain that it will cause a lot of conversation in the architectural community. I hope you will review it very carefully and make your thoughts known. If you have any ideas now about revising the code, please jot them down and send them to the DLU staff working on the project. HA

