

3.4.14 Diamondhead Aloha District (AD)

1. Purpose. The purpose of the Diamondhead Aloha District is to provide for and promote the development of a compact mixed use town center reflecting the timeless building patterns of traditional downtowns. These characteristics include design features that prioritize pedestrian activity, human scales outdoor environments, abundant landscape and natural features, and quality architecture. The district accommodates a range of commercial, residential, small scale production, open space and recreational activities. While land use is a very important element in the district, building form, lot placement, and streetscape take precedent in creating the desired environment.
2. Development Principles. The general development principles of the Aloha District are to:
 - a. Promote a pedestrian-oriented urban form. In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, Form-Based mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with traditional downtown and commercial centers. The focus on form promotes buildings that conform to tested urban design principles.
 - b. Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
 - c. Encourage creativity, architectural diversity, and exceptional design. The Form-Based District is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
3. District Organization. The Aloha District's provisions are presented in an organizational pattern distinct from the standard districts in the Diamondhead Zoning Ordinance and are organized under the following headings:
 - a. District regulating plan
 - b. Building types and locations
 - c. Building type arrays
 - d. Land uses
 - e. Site standards
4. Regulating Plan The Diamondhead Aloha District (DAC) is illustrated on the following map. The district consists of



Typical Development Character

that portion of Diamondhead identified as having strong potential for development consistent with the purposes of the district and its development principles. The overall district is divided into the following sub districts:





- a. ADMU - Mixed Use Subdistrict
 - b. ADLM - Live-Make Subdistrict
 - c. ADTH - Townhome Subdistrict
 - d. ADWF - Waterfront Subdistrict
 - e. ADCC - Conventional Commercial Subdistrict
5. Building Typres. While other districts in this ordinance do not define building types, this district requires that building types be defined to achieve the purposes of the district. The following building types are hereby established and defined in Table 1.
 - a. Mixed-Use Building
 - b. Civic Building
 - c. Low-Rise Dwelling
 - d. Mid-Rise Dwelling
 - e. Live-Work Attached
 - f. Townhome Dwelling-Attached
 - g. Live-Make Attached
 - h. Shopfront - Single Story
 - i. Office Showroom Warehouse
 - j. Office
 - k. Water-Based Recreation



6. Building Type by Subdistrict





- - Permitted
- Conditional
- Not Permitted

ADMU ADLM ADTH ADWF ADCC

	<p>Mixed-Use Building A multi-story building type that typically accommodates ground floor retail and office uses with upper-story residential or commercial use. Not intended for ground floor residential use.</p>	■	·	■	·	■
	<p>Civic Building A building constructed to accommodate civic uses such as libraries, community activity centers, town halls and government offices, landmarks, concert halls, performance venues, worship spaces and other places of assembly.</p>	■	■	■	·	■
	<p>Low-Rise Dwelling A building that accommodates 5 or more dwelling units including condominiums and hotels vertically and horizontally integrated and are 3 stories tall or less.</p>	·	□	□	□	·
	<p>Mid-Rise Dwelling A building that accommodates multiple dwelling units including condominiums and hotels, vertically and horizontally integrated, typically 4-5 stories tall.</p>	■	·	□	□	■

6. Building Type by Subdistrict

- - Permitted
- - Conditional
- - Not Permitted

		ADMU	ADLM	ADTH	ADWF	ADCC
	<p>Live-Work - Attached A building comprised of attached studio or loft units consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Multiple units are attached and share a common wall.</p>	□	■	□	□	·
	<p>Townhome Dwelling - Attached A building type that accommodates 2 or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed.</p>	□	■	■	■	·
	<p>Live-Make - Attached A building comprised of 4 or more attached units consisting of commercial, office, manufacturing or repair and a residential component that is occupied by the same resident. The live-make unit shall be the primary dwelling of the occupant. Multiple units are attached and share a common wall.</p>	·	■	□	·	·
	<p>Shopfront - Single-Story A single-story building that typically accommodates retail or commercial uses.</p>	·	■	·	■	■



6. Building Type by Subdistrict

- - Permitted
- Conditional
- Not Permitted



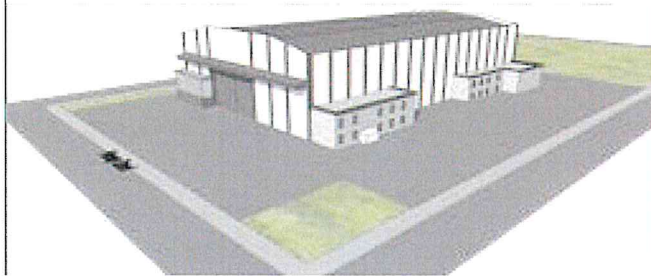
Office Showroom Warehouse
 A commercial or industrial building that offers a multi-purpose work space, typically with separate manufacturing, warehouse and office areas.

ADMU	ADLM	ADTH	ADWF	ADCC
·	■	·	·	·



Office
 A building type that typically occupied by entities that provide professional services, are engaged in the production of intellectual property, or provide medical consultation or minor medical services.

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Water-Based Recreation
 A building type that typically accommodates a range of uses commonly associated with water-based recreation including boat launch, boat storage, associated offices, accessory structures, and bait and tackle shop.

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