

1. C-1. Alternative Development Using Aloha District Standards

- a. Purpose: The purpose of this section is to allow properties within the C-1 General Commercial District to be developed using the standards of the Aloha District, in order to encourage high-quality, mixed-use, and form-based development, without requiring rezoning.

2. Applicability

- a. Properties zoned C-1 General Commercial may elect to be developed in accordance with the Aloha District standards as an alternative to the requirements of the C-1 District.
- b. The Aloha District shall remain a separate zoning district, and no rezoning shall be required to utilize its standards under this Section.
- c. This option shall apply only when affirmatively elected by the applicant and approved in accordance with this Section.

3. Election of Standards

- a. An applicant may elect to utilize the Aloha District standards at the time of application for site plan approval, development plan approval, or planned development approval.
- b. The application shall clearly indicate the election to utilize Aloha District standards.
- c. The application shall include all materials required for development within the Aloha District, including:
 - i. Regulating plan (if applicable)
 - ii. Building form standards or exhibits
 - iii. Frontage and public realm plans

4. Effect of Election

- a. Upon approval, the development shall be governed by the use, form, and design standards of the Aloha District.
- b. The underlying C-1 General Commercial zoning designation shall remain in place but shall not apply to those aspects of development regulated by the Aloha District standards.
- c. Where conflicts exist, the Aloha District standards shall control.

5. Relationship to C-1 and Other Regulations

- a. The Aloha District standards shall replace the following for developments approved under this Section:
 - i. Permitted and conditional uses
 - ii. Dimensional standards
 - iii. Building form and design standards
 - iv. Streetscape and frontage standards

- b. Any standards not addressed by the Aloha District shall default to the requirements of the C-1 General Commercial District and other applicable provisions of this Ordinance.

6. Approval and Vesting

- a. Approval of a development under this Section shall establish the Aloha District standards as the governing regulations for the subject property.
- b. All subsequent development shall be consistent with the approved plans and Aloha District standards.
- c. Modifications shall be reviewed for consistency with the approved development.

7. Continuation and Reversion

- a. Once a property has been approved for development under this Section, the Aloha District standards shall continue to govern the property.
- b. The property shall not revert to the standard C-1 General Commercial regulations except through an amendment to the Official Zoning Map in accordance with the rezoning procedures of this Ordinance.