

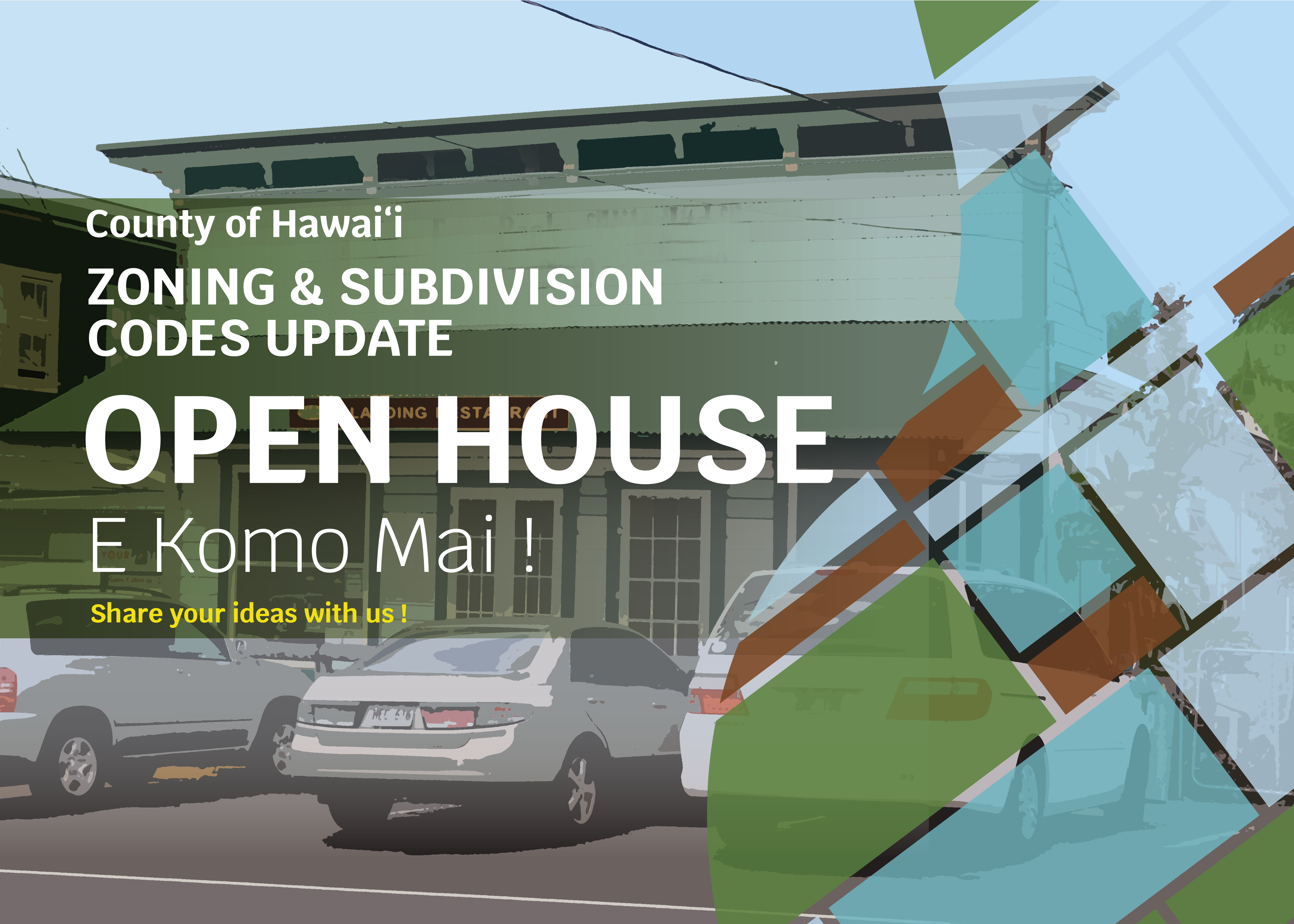
County of Hawai'i

ZONING & SUBDIVISION
CODES UPDATE

OPEN HOUSE

E Komo Mai!

Share your ideas with us!



PROJECT TIMELINE

2040 General Plan Draft Vision: Hawai'i Island is an exemplary leader with healthy and resilient communities that are built by sustainable development, a thriving and diversified local economy, and collaborative environmental stewardship.

PROJECT OVERVIEW

Rundell Ernstberger Associates was hired by the County of Hawaii to update the County's zoning and subdivision codes. The Hawaii County Zoning and Subdivision Codes date back to the early 1960's, and they have undergone scores of changes to accommodate new conditions and broader responsibilities. The Zoning Code was last amended in 1999 and the Subdivision Code in 1983. Many of the problems encountered in administering the code can be attributed to the piecemeal fashion in which it has been amended over the years. The result is a cumbersome and somewhat confusing organization of the codes; provisions and terms that are often ambiguous, inconsistent, outdated, obsolete, or redundant; complex permit review and code enforcement procedures; and standards that do not promote the livable built environment that is identified in the County's long-range plans.

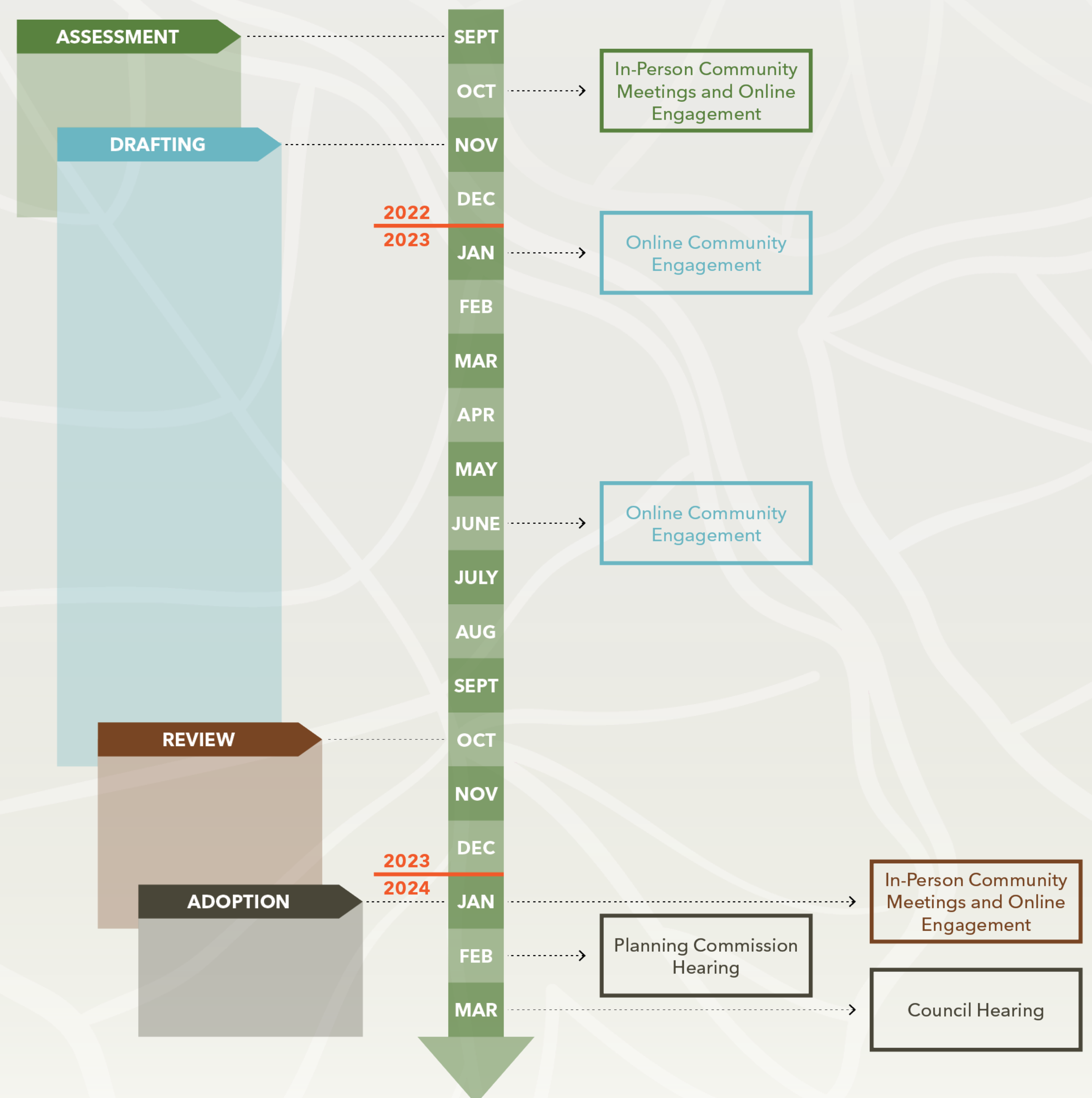
PROJECT PURPOSE & OBJECTIVES

The overall purpose of this project is to analyze, update, and amend the Hawaii County Zoning and Subdivision Codes to provide for best practice in land use regulations and to ensure they are consistent and dynamic.

The process to update the zoning code is community-driven. The process is guided by six primary objectives:

1. Make the zoning code easier to understand and administer.
2. Improve the efficiency of the regulatory and permitting process.
3. Protect important agricultural, environmental, cultural, and historic resources.
4. Implement the goals and objectives of the new county General Plan.
5. Provide more contemporary and modern approaches to hazard mitigation, climate adaptation, and smart growth.
6. Amend zoning districts to better address local needs.

PROJECT SCHEDULE





DEFINITION OF ZONING

WHAT IS ZONING?

Zoning is the law that determines how land or property can be utilized in a County, City, or Town. The use of Zoning law grants local governments the ability to regulate growth and development by governing types of land uses, design requirements and other various aspects of land development.

HOW DOES ZONING WORK?

Zoning is a planning control tool utilized to regulate the built environment by dividing land that comprises the statutory area of a local authority into sections, permitting particular land uses on specific sites to shape the layout of towns and cities and enable various types of development.

WHY IS ZONING IMPORTANT TO THE COUNTY OF HAWAII?

1. It balances property uses for residential, industrial, commercial, and agricultural users.
2. It incentive the types of services and structures needed in the community, including affordable housing.
3. It ensures optimal transportation, which drives commerce and promote livable communities.
4. It preserves unique ecosystems - such as coastal shorelines and wetlands - as well as protects air and water quality.
5. It implements local plans that improves energy efficiency and other General Plan objectives.
6. It ensures adequate public infrastructure (police, medical, parks and recreation, etc.).
7. It prevents or natural resource depletion and mitigates soil erosion.

WHAT ENABLES ZONING LAWS FOR THE COUNTY OF HAWAII?

Hawaii State Laws Governing Land Use

A number of Hawaii statutes and administrative rules govern land use in the state:

State Lane Use Commission

Hawaii Revised Statutes (HRS) Chapter 205 establishes the Land Use Commission and its responsibilities for the State Land Use classification of properties.

Coastal Zone Management

HRS Chapter 205A governs Coastal Zone Management.

County Zoning Authority

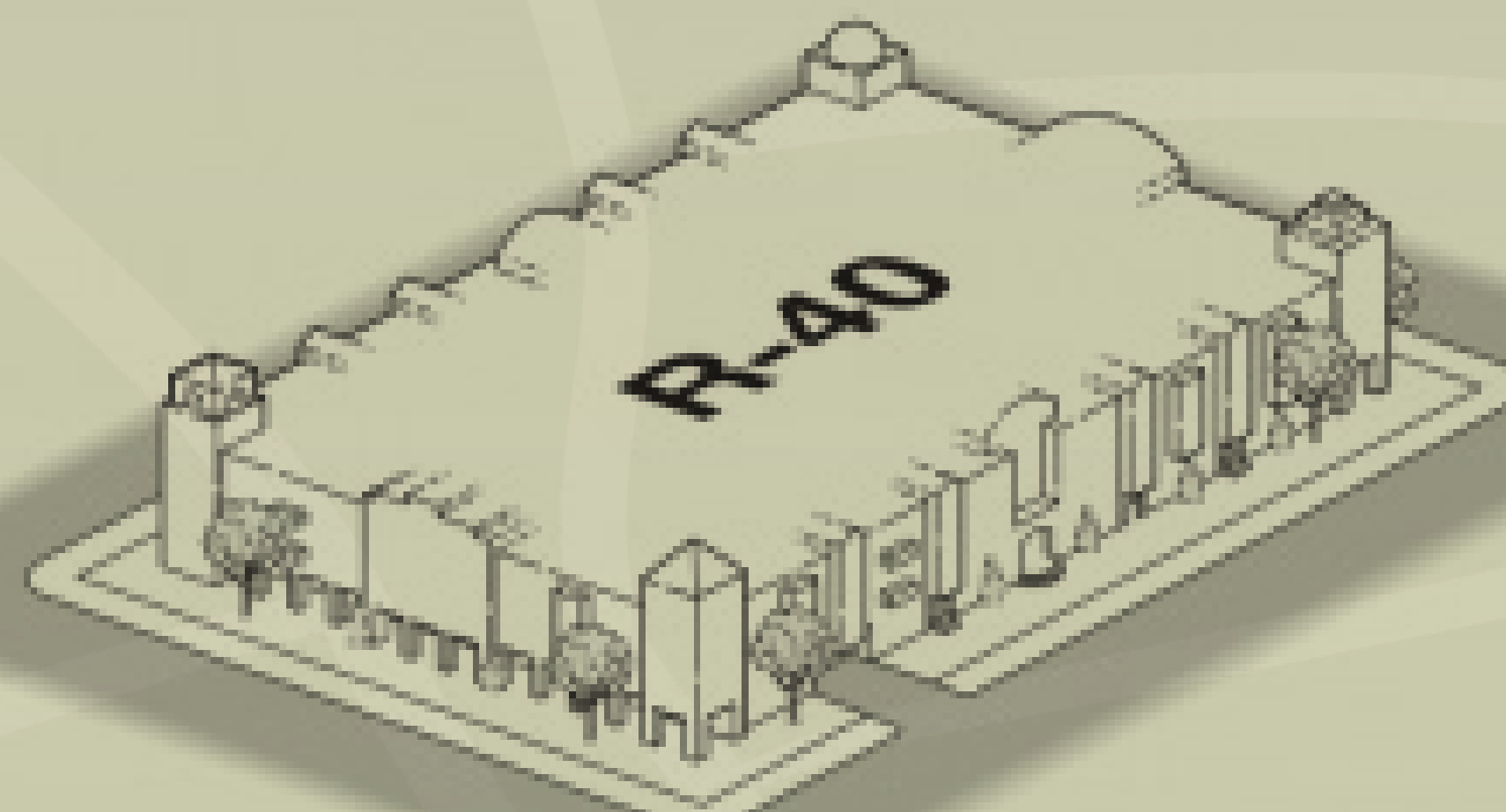
HRS Chapter 46, Section 4 grants Counties the authority to designate and define Zoning Districts.

TYPES OF ZONING IN COMMUNITIES



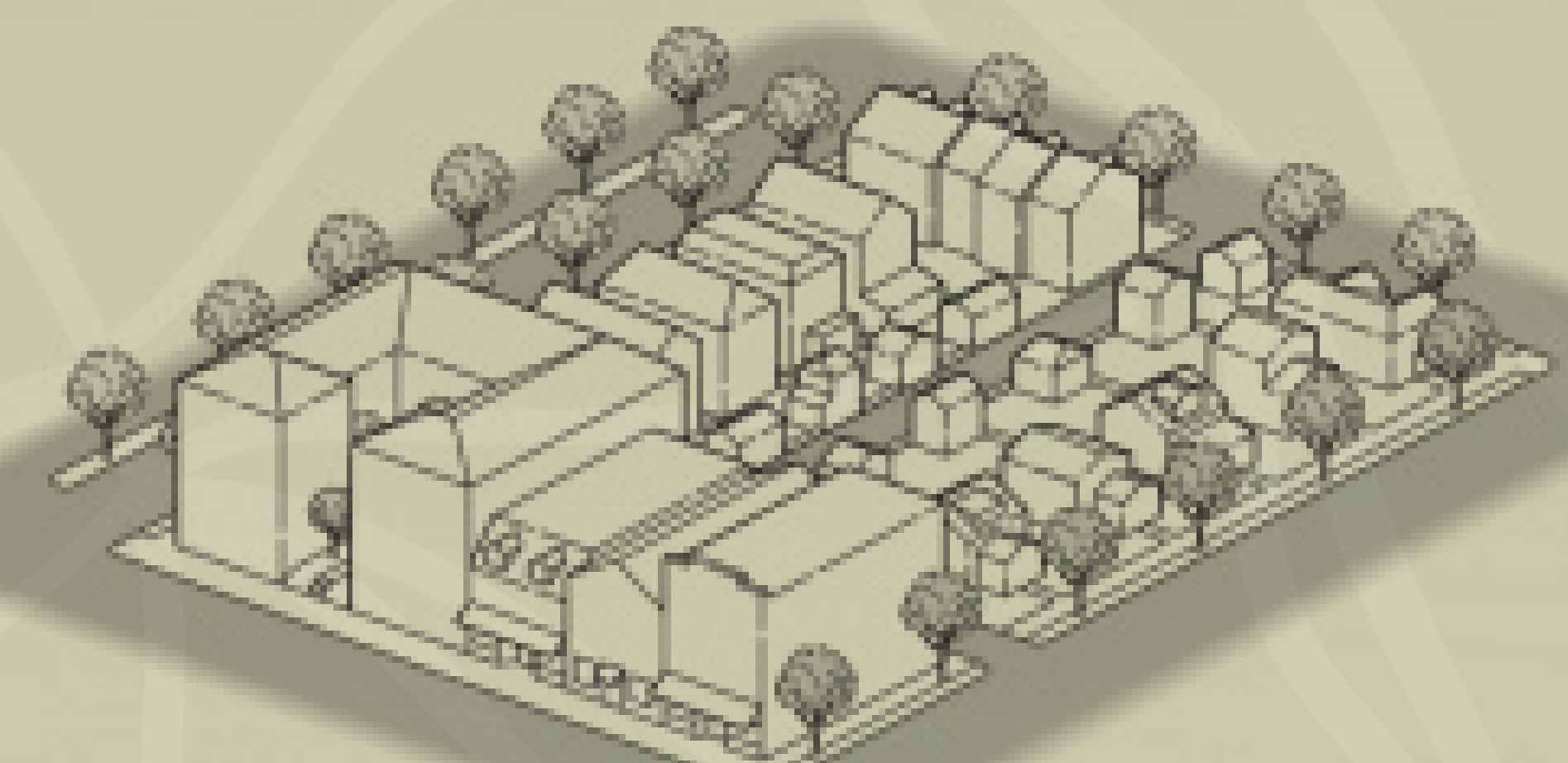
Conventional Zoning

Divides communities into separate exclusive zoning districts. A major characteristic is the segregation of land uses into separate areas. This type of zoning results in neighborhoods (development or subdivisions) without a mix of commercial or other land uses. It may result in neighborhoods with all dwellings built for a single income bracket.



Performance-Based Zoning

Performance zoning, sometimes called "impact zoning" or "flexible zoning," is a method of regulating the design and location of a development based on factors that relate directly to the development's site and the specific effects of the development on its neighborhood.



Form-Based Zoning

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.