



COUNTY OF HAWAI'I ZONING & SUBDIVISION CODES UPDATE

Project Overview

The County of Hawai'i (COH) is initiating a review and update of its zoning and subdivision codes (Chapters 25 and 23 of the 1983 Hawai'i County Code) with the last comprehensive reviews in 1996 and 1983, respectively. The intent of the code updates are to increase consistency and predictability, incorporate best practices in land use and zoning, promote desirable and equitable development, and meet the needs of the Hawai'i Island community.

COH is supported in this effort by a consultant team including Rundell Ernstberger Associates, Orion Planning and Design, and SSFM International. The process is expected to last approximately 18 months and will include several rounds of community engagement with virtual and in-person public meetings, focus groups, and online open houses.

How to get involved

Your input will be critical to shape development in the County of Hawai'i and help us better understand how to use zoning to accomplish plan goals.



Participate in virtual &
in-person community meetings

Drop by an upcoming community open house event!



Visit the project website

<http://cohcodeupdate.com>

Learn more about the project and
upcoming engagement opportunities



Join the e-mail list

Sign-up to receive info and updates on the
project by scanning the QR code below:



October 19, 2022

5:00-7:00 PM

Old Kona Airport Pavilion

75-5560 Kuakini Hwy
Kailua-Kona, HI 96740

October 20, 2022

5:00-7:00 PM

Hilo Mayor's
Building Atrium

25 Aupuni Street
Hilo, HI 96720

For more information, please contact:



County of Hawai'i
PLANNING DEPARTMENT
Contact: April Surprenant
Phone: (808) 961-8148

Consultant Lead:



Rundell Ernstberger Associates

Contact: Cynthia Bowen, FAICP, LEED AP
Phone: (317) 296-7788

Outreach Lead:



SSFM INTERNATIONAL

Contact: Melissa May, AICP
Phone: (808) 628-5861

Or send us a message at: COHcodeupdate@reasite.com

Schedule



What is zoning?

Zoning is a regulatory tool that addresses the type, density, manner, and location of development and use of land and structures. The Hawai'i Land Use Law creating a comprehensive framework for state and county land use regulation was originally adopted in 1961.

How does zoning affect you?

The zoning code helps to ensure that incompatible land uses are not located adjacent to one another. It can assist property owners in identifying what can or cannot be built on their property and how those properties can be used, and can influence the character and scale of development. Zoning codes are the main tool for implementing the visions laid out by the County plans, including the General Plan and Community Development Plans. Zoning is an important tool to protect the health, safety, and welfare of the public and property owners, as well as to promote a livable, built environment that is identified in the County's General Plan.



Why update the zoning and subdivision codes?

For many years, the County has received regular requests to update the codes from members of the public, the construction industry, the County Council, and many others. The last major Zoning Code update was in 1996 and the Subdivision Code in 1983, so it is time to bring them both up to date with current standards, eliminate conflicting policies, and make them more user friendly for both the public and County agencies. The project was initiated and authorized by the County Council via Resolution 20-423 & 22-387, enabling this timely update.