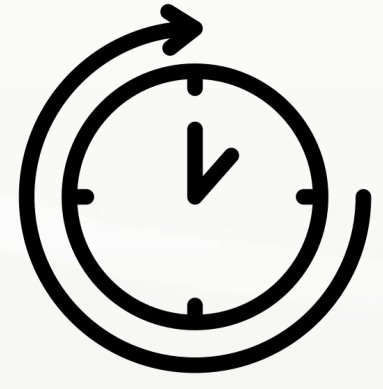


WHAT WE HEARD

PROCESSES:



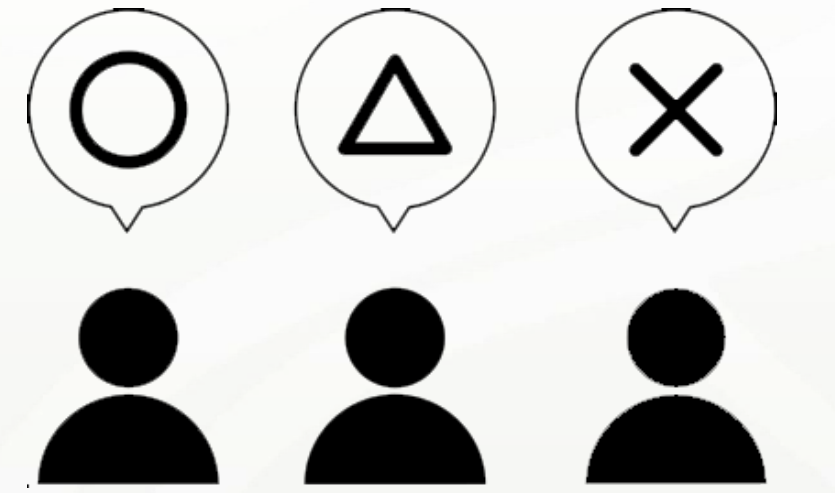
Need to shorten timelines

Address concurrency standards



Submittal requirements are unclear

More standardized review criteria



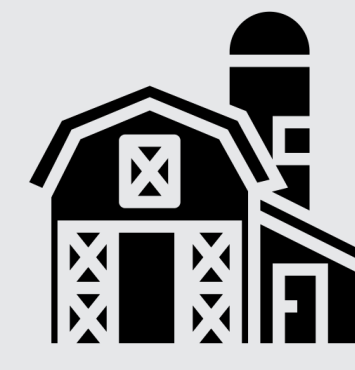
Lack of consistency in code interpretation

ENFORCEMENT:



Development standards are not consistently implemented

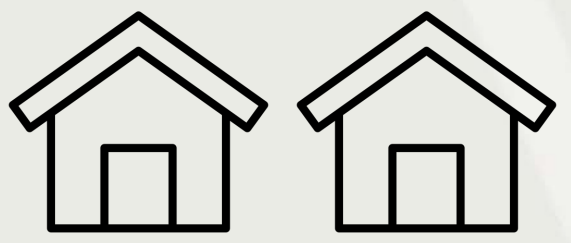
Improper uses regularly occur within districts



Non-agriculture activities consistently encroach on agriculture activities

Landscape regulations are not followed

DISTRICTS:



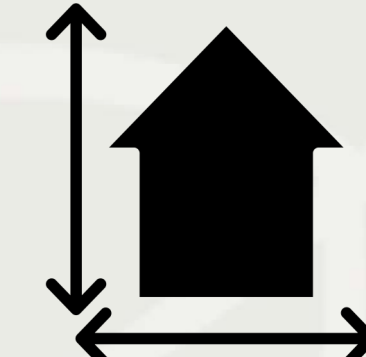
Allow two primary residences on a single lot

Create new rural residential zoning code



Allow home offices in CV zone

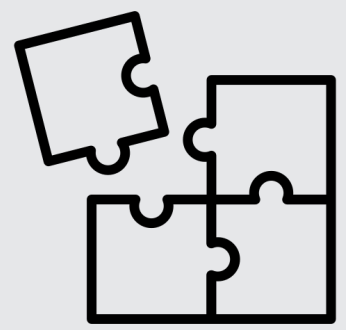
Rezone land to residential from agricultural when there is a residential use



Review dimensional standards for districts

Allow accessory dwellings ('ohanas)

INFRASTRUCTURE:



Address infrastructure needs holistically (not piecemeal)

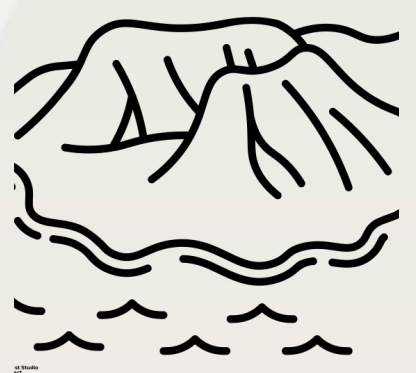
Not enough operators to run sewer treatment plant



Need more roadway creativity and less major roads for rural subdivisions

Wastewater infrastructure is a major need

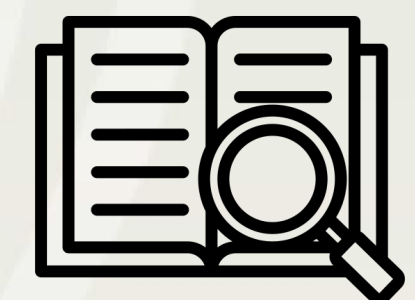
LANGUAGE:



Define density to be appropriate for the island

Change wording so its more easily understood.

Find a way to align Community Development Plans with the zoning & subdivision code



Definitions need to be clearly articulated and understood

REGULATION CONFLICTS:

Incorporate ahupua'a concepts into zoning & subdivision code.

Need to address how guest homes are defined and implemented

Private subdivisions conflict with the idea of incorporating public trails

Code needs to be adaptable as the community evolves and not require another long-term update

HIGH-LEVEL RECOMMENDATIONS

These high-level recommendations apply to both the zoning and subdivision codes.

RECOMMENDATION 1

Prepare a comprehensive update to both the zoning and subdivision codes.

RECOMMENDATION 2

Incorporate charts, tables, and graphics throughout both codes to explain regulations and concepts.

RECOMMENDATION 3

Remove unnecessary legal and technical jargon and use plain English in both codes.

RECOMMENDATION 4

Update and add definitions. Remove regulations from definitions, and ensure that each use is defined in both codes.

RECOMMENDATION 5

Update and modernize uses and use groups. Streamline the format in the zoning code.

RECOMMENDATION 6

Update district standards and consider the use of overlay zones or permit types for certain uses in the zoning code.

RECOMMENDATION 7

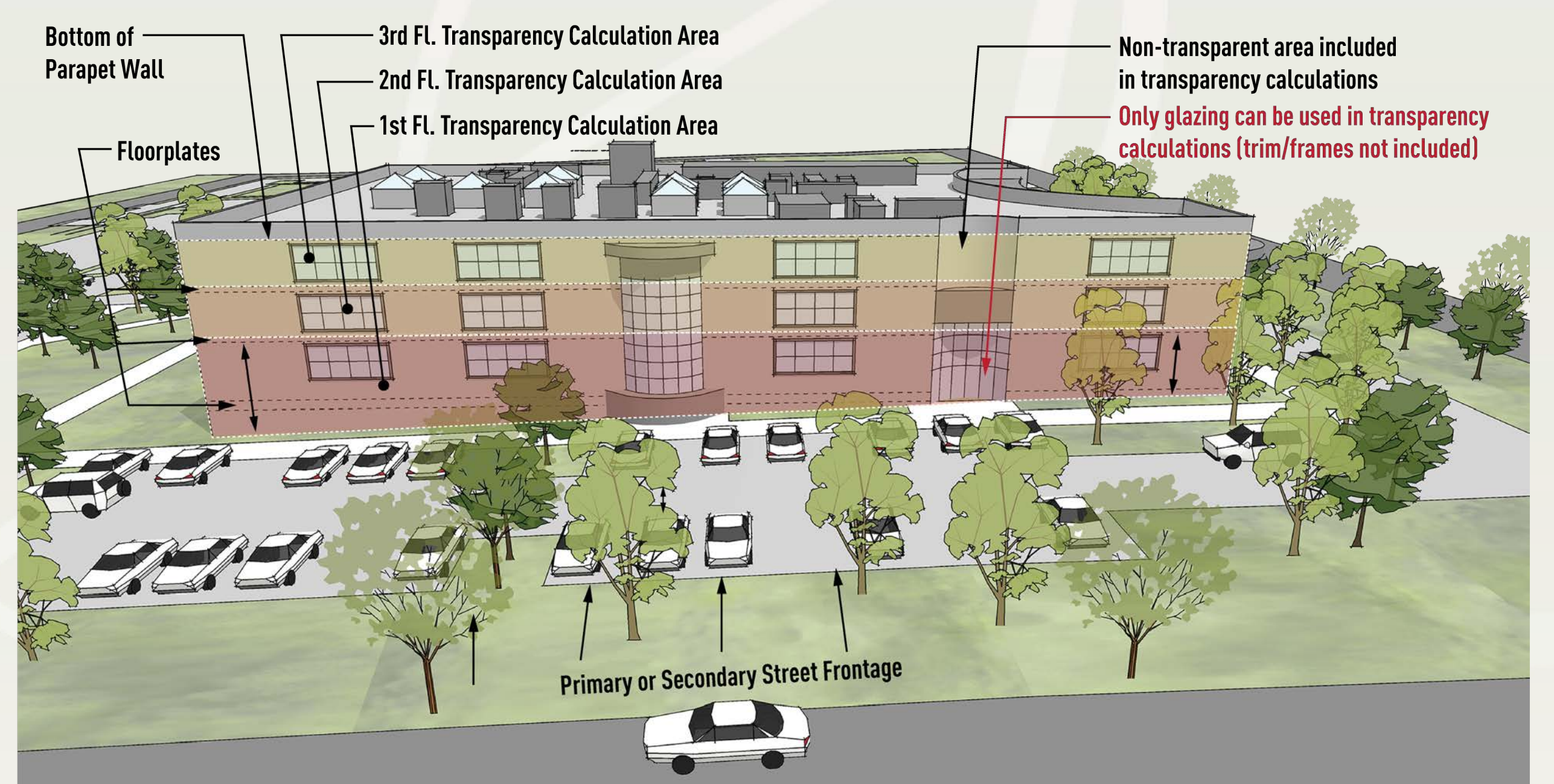
Consolidate and align processes and requirements wherever possible between zoning and subdivision applications and permits.

RECOMMENDATION 8

Develop a User's Guide to help explain and navigate the revised zoning and subdivision codes.

PERMITTED USES TABLE																
Use	Zoning District															
	Residential						Commercial			Employment			Special Districts			
	RR	R-12	R-8	RM-8	RM-4	RH	MH	NC	CC	RC	I-1	I-2	ORC	VMU	PUD	TND
Agriculture																
Agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential																
Duplex	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P
Manufactured home	C	C	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Multifamily, four or fewer units	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	P
Multifamily, more than four units	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	P
Upper Floor Residential	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P
Single family	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P	P

Example Permitted Uses Matrix



Example Development Standards Graphics