

ISSUES AND RECOMMENDATIONS: ZONING DISTRICTS

ZONING DISTRICT ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	ZONING DISTRICT RECOMMENDATIONS	AGREE <i>(Using dot stickers, vote here if you agree with the issue and recommendation)</i>	DISAGREE <i>(Using dot stickers, vote here if you disagree with the issue and recommendation)</i>	PRIORITY <i>(Using dot stickers, vote for your top 3 priorities below)</i>	NOTES <i>(Please add any additional thoughts you may have such as suggested edits or revisions.)</i>
Dimensional requirements within individual zoning districts can be confusing and hard to find.	Incorporate graphics to better illustrate massing, setbacks, height, and site orientation requirements.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	
The use chart is outdated and difficult to navigate.	Update uses in the use chart and reformat the table to reorganize uses by category and color by district.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	
Zoning district purpose statements are confusing, outdated, and do not align with the current General Plan and CDPs.	Ensure district introductions are clear, reflect best land use practices, and align with general plan goals.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	
The planned unit development (PUD) regulations and special districts don't provide the desired development pattern.	Explore other options for the Planned Unit Development districts/permits and special districts.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	
Dimensional standards are not always appropriate for their designated district and do not support the goals and objectives of the General Plan and Community Development Plans.	Reevaluate dimensional standards for each zoning district and create a dimensional standard chart where all requirements are clearly identifiable by district.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	
'Ohana dwellings are difficult to permit. Allow more than one principal residence. 'Ohana's should be permitted in most districts.	Change 'ohana dwellings from a special permit to a conditional use. Explore other options for 'ohana dwellings.	<i>Vote Here</i>	<i>Vote Here</i>	<i>Vote Here</i>	

ISSUES AND RECOMMENDATIONS: ZONING DISTRICTS

ZONING DISTRICT ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	ZONING DISTRICT RECOMMENDATIONS	AGREE <i>(Using dot stickers, vote here if you agree with the issue and recommendation)</i>	DISAGREE <i>(Using dot stickers, vote here if you disagree with the issue and recommendation)</i>	PRIORITY <i>(Using dot stickers, vote for your top 3 priorities below)</i>	NOTES <i>(Please add any additional thoughts you may have such as suggested edits or revisions.)</i>
Cluster plan developments are not allowed everywhere or not effectively used.	Move cluster plan developments from the zoning code and into the subdivision regulations. Allow zoning districts to permit clustered subdivisions.	Vote Here	Vote Here	Vote Here	
Allowing single-family housing in double-family and multi-family residential districts reduces density and contributes to lack of housing choice.	Remove single-family options in double family and multi-family residential districts.	Vote Here	Vote Here	Vote Here	
Agriculture needs to be protected and not allow other types of uses within the district.	Adjust base agriculture districts to allow more protection and flexibility of productive agriculture land. Rethink the concept of the “agricultural project district.”	Vote Here	Vote Here	Vote Here	
Minimum building site area requirements within the zoning code do not support density in housing and residential development. We need more density in urban areas.	Increase density in single-family residential, double-family residential, and multi-family residential districts in urbanized areas to promote walkability and multiple modes of transportation.	Vote Here	Vote Here	Vote Here	
Allowable structure heights permitted by the zoning code do not support housing density in urban areas.	Increase allowable heights in certain urban areas to encourage duplex, quad plex, multi-story town homes, mid-rise buildings.	Vote Here	Vote Here	Vote Here	
Permitted uses within agricultural districts do not promote the protection of rural and agricultural lands.	Protect productive agriculture land and allow more flexibility where appropriate.	Vote Here	Vote Here	Vote Here	

ISSUES AND RECOMMENDATIONS: ZONING DISTRICTS

ZONING DISTRICT ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	ZONING DISTRICT RECOMMENDATIONS	AGREE <i>(Using dot stickers, vote here if you agree with the issue and recommendation)</i>	DISAGREE <i>(Using dot stickers, vote here if you disagree with the issue and recommendation)</i>	PRIORITY <i>(Using dot stickers, vote for your top 3 priorities below)</i>	NOTES <i>(Please add any additional thoughts you may have such as suggested edits or revisions.)</i>
<p>Existing zoning districts discourage small farms and raising animals.</p>	<p>Develop a new zoning district for rural residential that would allow animals (similar to a hobby farm).</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>The resort district is very general and does not address different sized resorts.</p>	<p>Split the existing resort district into two districts to address different scale developments.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Open spaces need to be protected and preserved. Lack of standards lead to spaces that are not used or impactful for preservation.</p>	<p>Implement minimum size requirements within the Open Space district.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>The Kailua Village Design Commission is responsible for advising the Planning Director on new development within Kailua Village, but requirements are unclear.</p>	<p>Develop a Kailua Village Overlay District and develop district requirements.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Development within downtown Hilo doesn't always align with the goals and guidance of village plans and can create inconsistent community character.</p>	<p>Create form-based regulations for the Downtown Hilo Commercial District.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Development requirements within the University District are unclear. Parking standards in this district are not appropriate in urbanized areas.</p>	<p>Amend the University District to include plan review criteria, review parking standards, and develop parking variance criteria.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	

ISSUES AND RECOMMENDATIONS: ZONING DISTRICTS

ISSUES IDENTIFIED THROUGH PUBLIC INPUT AND ZONING AND SUBDIVISION CODE AUDIT.	RECOMMENDATION FOR IMPROVEMENT	AGREE <i>(Using dot stickers, vote here if you agree with the issue and recommendation)</i>	DISAGREE <i>(Using dot stickers, vote here if you disagree with the issue and recommendation)</i>	PRIORITY <i>(Using dot stickers, vote for your top 3 priorities below)</i>	NOTES <i>(Please add any additional thoughts you may have such as suggested edits or revisions.)</i>
<p>There is a need to clarify the requirements within, and protection of, the Pahoia Village.</p>	<p>Adopt the Pahoia Village Design District as an overlay district and appropriately reference external design standards.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	
<p>Districts should enhance protection of shorelines and coasts and reduce the risk of property loss due to natural disaster and climate change.</p>	<p>Build in a mechanism for the transfer of development rights for managed retreat as defined by the General Plan.</p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	<p><i>Vote Here</i></p>	

BEST PRACTICES: ZONING DISTRICTS

- Table format
- Updated and clarify color coding of districts
- Hyperlink definitions to use
- Hyperlink conditions of use

§ 25-5-3 HAWAII COUNTY CODE

Section 25-5-3. Permitted uses.

(a) The following uses shall be permitted in the RS district:

- (1) Adult day care homes.
 - (2) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
 - (3) Community buildings, as permitted under section 25-4-11.
 - (4) Crop production.
 - (5) Dwellings, single-family.
 - (6) Family child care homes.
 - (7) Group living facilities.
 - (8) Home occupations, as permitted under section 25-4-13.
 - (9) Meeting facilities.
 - (10) Model homes, as permitted under section 25-4-8.
 - (11) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
 - (12) Public uses and structures, as permitted under section 25-4-11.
 - (13) Short-term vacation rentals situated in the general plan resort and resort node areas.
 - (14) Temporary real estate offices, as permitted under section 25-4-8.
 - (15) Utility substations, as permitted under section 25-4-11.
- (b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the RS district, provided that a use permit is issued for each use:
- (1) Bed and breakfast establishments as permitted under section 25-4-7.
 - (2) Care homes.
 - (3) Churches, temples and synagogues.
 - (4) Crematoriums, funeral homes, funeral services, and mortuaries.
 - (5) Day care centers.
 - (6) Golf courses and related golf course uses, including golf driving ranges, golf maintenance buildings and golf club houses, provided that the property is within the state land use urban or rural district. Golf courses and golf driving ranges shall not be permitted within the state land use agricultural district unless approved by the County before July 1, 2005.
 - (7) Hospitals, sanitariums, old age, convalescent, nursing and rest homes.
 - (8) Medical clinics.
 - (9) Schools.
 - (10) Telecommunication antennas and towers.
 - (11) Yacht harbors and boating facilities.
- (c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the RS district.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2012, ord 12-28, sec 3; am 2014, ord 14-86, sec 3; am 2018, ord 18-114, sec 5; am 2019, ord 19-100, sec 3; am 2021, ord 21-26, sec 5.)

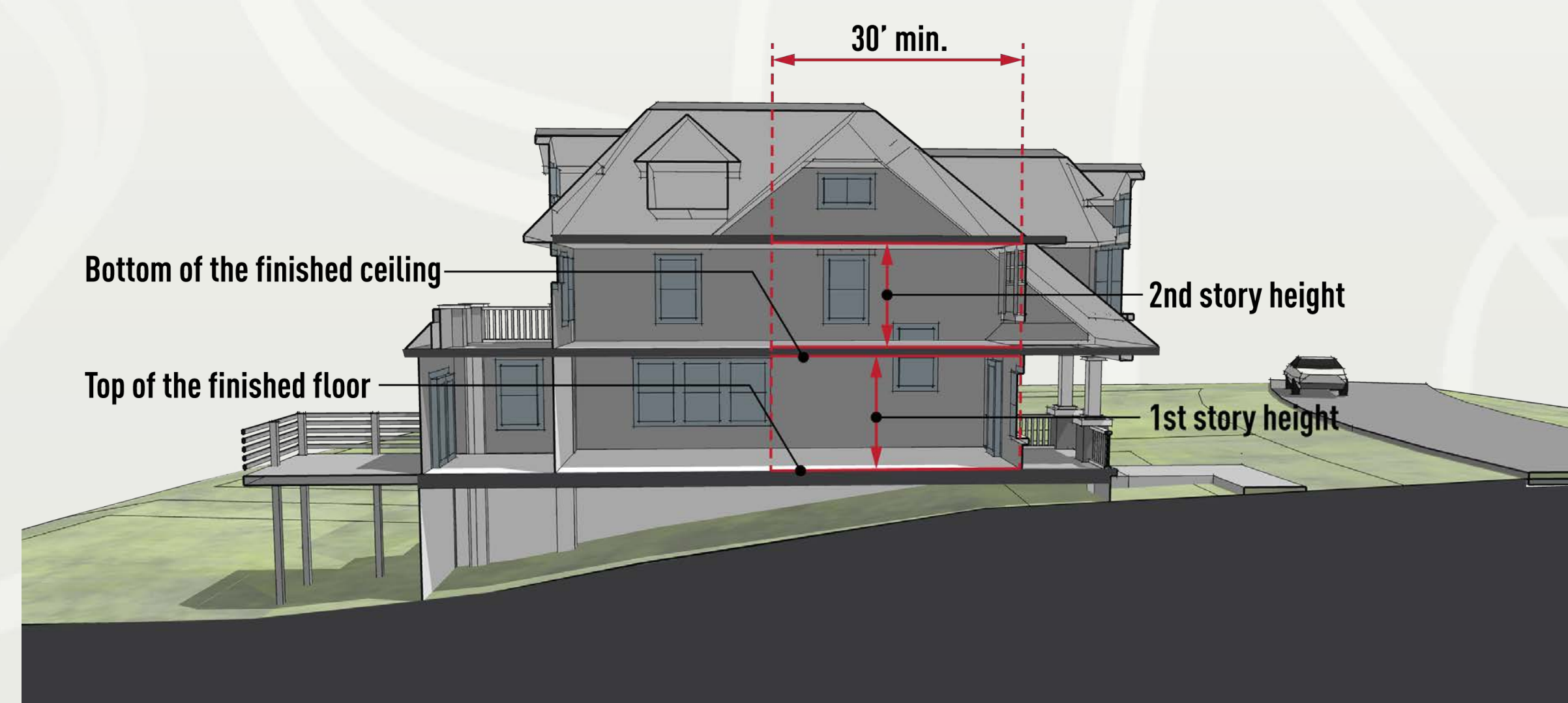
Section 25-5-4. Height limit.

The height limit in the RS district shall be thirty-five feet.
(1996, ord 96-160, sec 2; ratified April 6, 1999.)

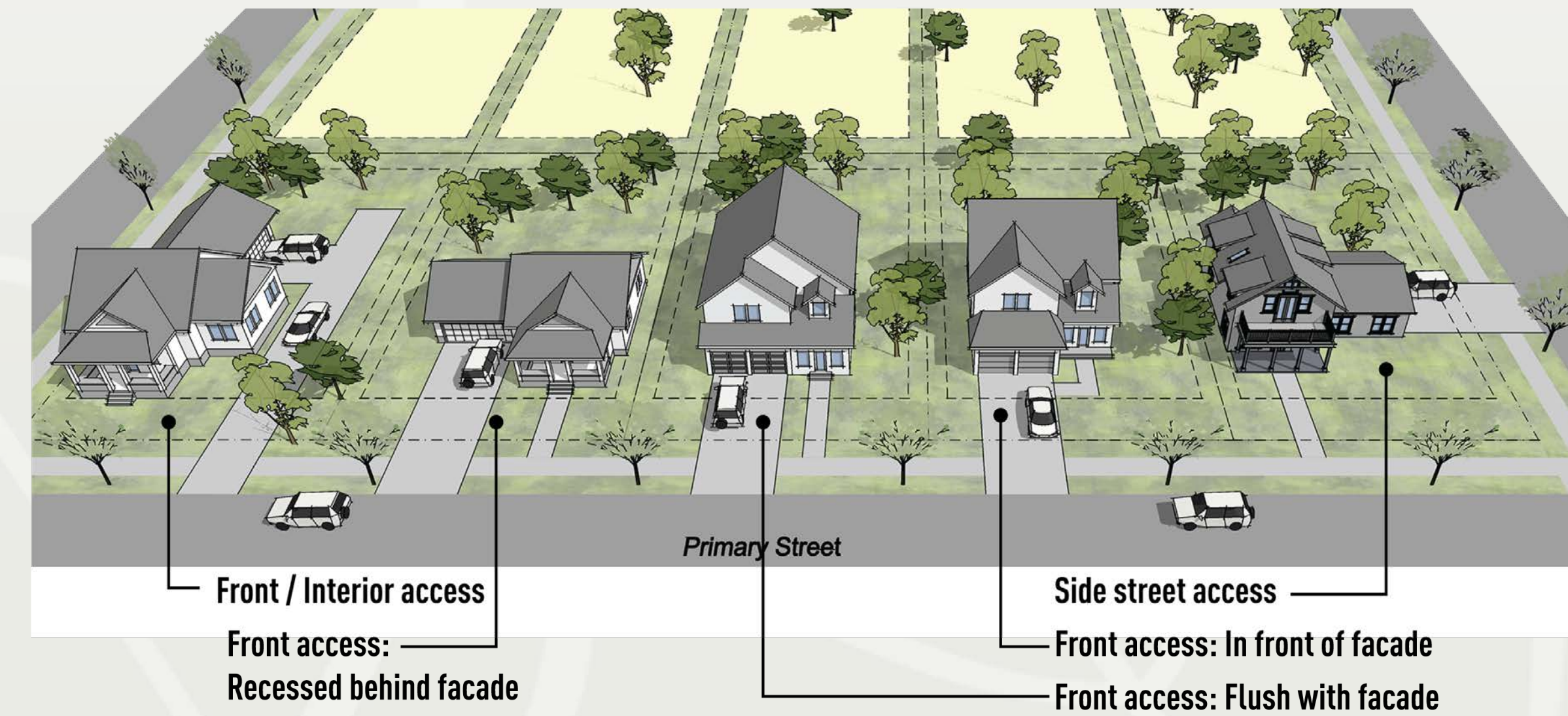
PERMITTED USES TABLE																
Use	Zoning District															
	Residential							Commercial			Employment			Special Districts		
	RR	R-12	R-8	RM-8	RM-4	RH	MH	NC	CC	RC	I-1	I-2	ORC	VMU	PUD	TND
Agriculture																
Agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential																
Duplex	-	-	-	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

Sample Permitted Uses Table

BEST PRACTICES: ZONING DISTRICTS



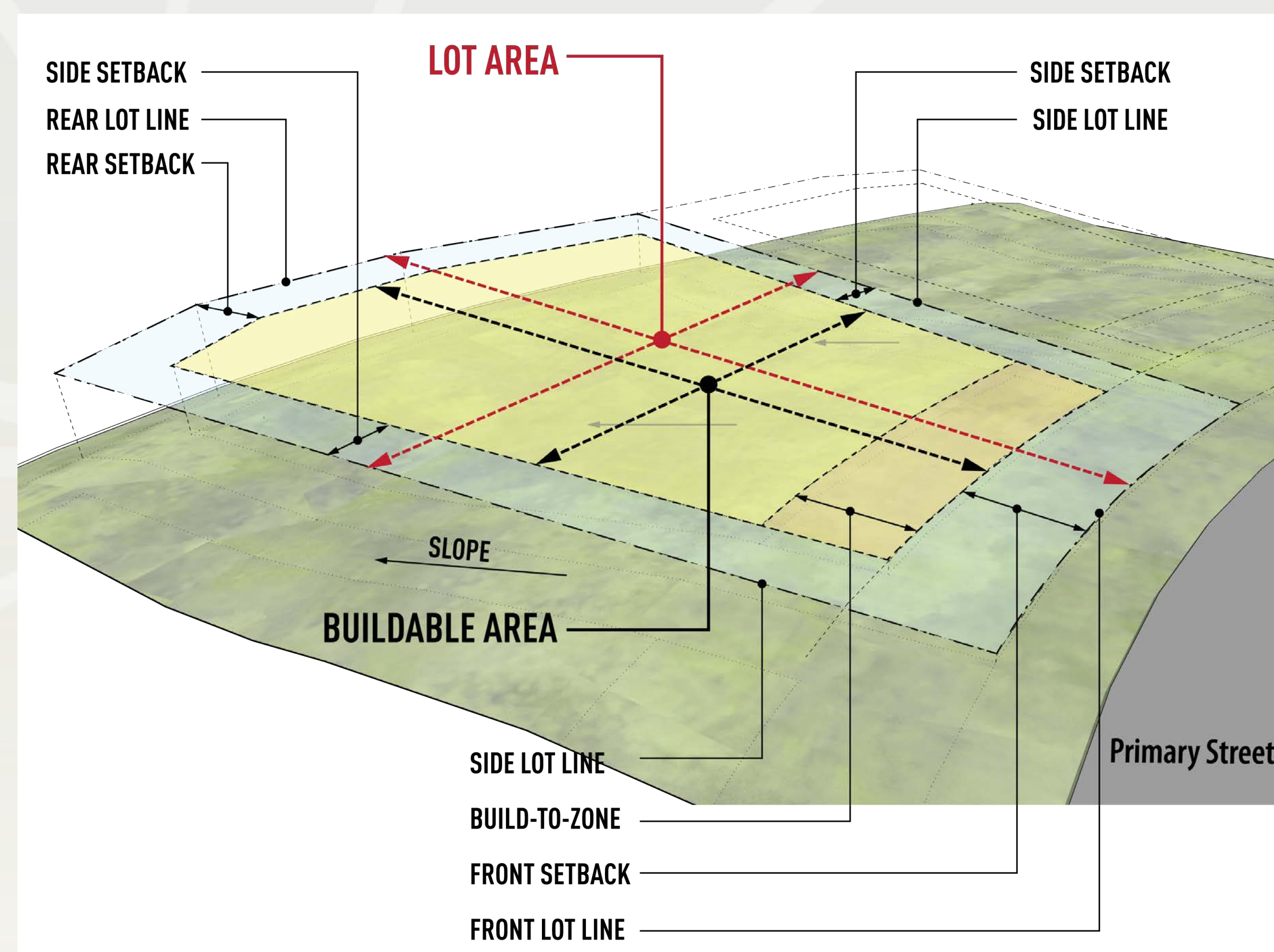
Residential Height on Slope



Sample of Lot and Buildable Area on a Slope



Mixture of Housing Types



Sample of Lot and Buildable Area on a Slope



Cottages with Alley's



Mid-rise Building with Changing Building Face