

Hawai'i County Planning Department
PERMITTED USES BY ZONING DISTRICT*

040913 Draft

USES	DEFINITION	RS	RD	RM	RCX	RA	FA	A	IA	V	CN	CG	CV	MCX	ML	MG	O
		Single-Family Residential	Double-Family Residential	Multiple-Family Residential	Residential-Commercial Mixed-Use	Residential & Agricultural	Family Agricultural	Agricultural	Intensive Agricultural	Resort - Hotel	Neighborhood Commercial	General Commercial	Village Commercial	Industrial - Commercial Mixed	Limited Industrial	General Industrial	Open
AGRICULTURE, ANIMALS																	
Agricultural parks.								x	x								
Agricultural products processing																	
Agricultural products processing	yes (major, minor)							x	x							x	
-Agricultural products processing, minor, provided that the site or buildings used for such processing, shall be located at least seventy-five feet from any street bounding the building site.	yes					x	x										
-Agricultural products processing, minor.	yes													x	x		
Agricultural tourism.	yes					Accessory use to ag activities & ag processing facilities; U or S				Accessory use to agricultural processing facilities							
Animal hospitals.						x	x	x							x	x	
Animal quarantine stations.															x	x	
Animal sales, stock, and feed yards.																x	
Aquaculture.	yes					x	x	x	x						x	x	x
Areas with over thirty percent slope, in gullies, and where rough terrain discourages intensive agricultural uses, the director may approve any other uses which are permitted in the RA, FA or A districts.									x								
Botanical gardens, nurseries and greenhouses, seed farms, plant experimental stations, arboretums, floriculture, and similar uses dealing with the growing of plants.						x	x	x									
Crop production.	yes	x	x	x	x	x	x	x	x		x	x	x				
Fertilizer manufacturing plants.																x	
Fertilizer yards utilizing only manure and soil, for commercial use.								x									
Forestry.								x	x								x
Game and fish propagation.							x	x									
Greenhouses, plant nurseries.															x	x	
Growing of plants provided such growth does not impair a view intended to be preserved in the O district.																	x
Guest ranches.	yes					S		S									
Kennels	yes						x	x								x	
-Kennels in sound-attenuated buildings.	yes													x			
-Kennels, provided that the building site is a minimum of five acres in area and the structures are located at least one hundred feet away from any lot line.	yes					x											
Livestock production or grazing																	
-Livestock production (excluding pigs), provided that: (A) The requirements of the department of health are met; (B) Approval of the director is obtained; and (C) Any feed or water area, salt lick, corral, run, barn, shed, stable, house, hutch, or other enclosure for the keeping of any permitted animal shall be located at least seventy-five feet from any lot line.	yes					x											

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AGRICULTURE, ANIMALS (cont.)																	
-Livestock production, provided that piggeries, apiaries and pen feeding of livestock shall not be closer than one thousand feet to any major road or to any district other than the A district on building sites approved by the State department of health and the director.	livestock, piggery								x								
-Livestock production, provided that piggeries, apiaries, and pen feeding of livestock shall only be located on sites approved by the State department of health and the director, and must be located no closer than one thousand feet away from any major public street or from any other zoning district.	yes							x									
-Livestock, grazing; provided that any feed or water area, salt lick, corral, run, barn, shed, stable, house, hutch, or other enclosure for the keeping of any permitted animals shall be located at least seventy-five feet from any lot line.	yes						x										
Plant nurseries.														x			
Riding academies, and rental or boarding stables.							x	x									
Roadside stands for the sale of agricultural products grown on the premises.						x	x	x									
Sales and service of machinery used in agricultural production.														x			
Slaughterhouses.																x	
Stables, commercial or boarding, provided that the building site is a minimum of five acres in area and the structures are located at least one hundred feet away from any lot line.						x											
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production.															x	x	
Storage, curing, or tanning of raw, green, or salted hides or skins.																x	
Vehicle and equipment storage areas that are directly accessory to aquaculture, crop production, game and fish propagation, and livestock grazing.							x										
Vehicle and equipment storage areas that are directly accessory to aquaculture, crop production, game and fish propagation, livestock grazing and livestock production.								x									
Veterinary establishments in sound-attenuated buildings.														x			
Veterinary establishments.						x	x	x				x			x	x	
COMMERCIAL																	
Art galleries, museums.										x		x	x	x			
Art studios.												x		x			
Bakeries.															x	x	
Bars and nightclubs.																	
-Bars, night clubs and cabarets.										x		x		x			
-Bars.													x		x	x	
Buildings and uses similar to the permitted uses listed shall be permitted, as approved by the director.													x				
Business services.	yes									x	x	x	x	x			
Catering establishments.	yes											x		x	x	x	

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COMMERCIAL (cont.)																	
Commercial or personal services																	
-Commercial or personal service uses, on a small scale, as approved by the director, provided that the total gross floor area does not exceed one thousand two hundred square feet and a maximum of five employees.	yes			x													
-Commercial or personal service uses, on a small scale, as approved by the director.	yes				x												
Convenience stores.	yes				x						x	x	x	x			
Data processing facilities.	yes													x			
Display rooms for products sold elsewhere.												x		x			
Equipment sales and rental yards, and other yards where retail products are displayed in the open.												x		x			
Farmers markets.	yes										x	x	x	x			
Financial institutions.										x	x	x	x	x	x	x	
Home improvement centers.	yes													x	x	x	
Home occupations, as permitted under Section 25-4-13.	yes	x	x	x	x	S	S	S		x	x	x	x				
Laboratories, medical and research.												x	x	x	x	x	
Lumberyards and building material yards.																x	
-Lumberyards and building material yards, but not including concrete or asphalt mixing and the fabrication by riveting or welding of steel building frames.															x		
Medical clinics.	yes				x					x	x	x	x	x			
Motion picture and television production studios.														x	x	x	
Museums.											x						
Offices.											x	x	x	x			
Personal services.	yes									x	x	x	x	x			
Photography studios.										x	x	x	x	x			
Restaurants.	yes				x					x	x	x	x	x	x	x	
Retail establishments.	yes									x	x	x	x	x			
Retail sales as incidental and subordinate to any permitted use.															x	x	
Schools, business.	yes													x			
Schools, photography, art, music and dance.	yes													x			
Schools, vocational.	yes													x	x		
Self-storage facilities.	yes													x	x	x	
Services for persons working in the district which are conducted within an integral part of a main structure with entrances from the interior of the building and which have no display or advertising visible from the street, as incidental and subordinate to any permitted use.															x	x	
Temporary real estate offices, as permitted under section 25-4-8		x	x	x		S	S	S		x			x	x	x	x	
Theaters.	yes									x	x	x	x	x			
Visitor information centers.										x							

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COMMUNITY FACILITY																	
Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Churches, temples and synagogues.		U	U	U	x	S	S	S	S	x	x	x	x	x	x	x	
Community buildings, as permitted under Section 25-4-11	yes	x	x	x	x	S	S	S	S	x	x	x	x	x	x	x	x
Crematoriums, funeral homes, funeral services, and mortuaries	yes	U	U	U	U	U/S	U/S	U/S	S	U	x	x	x	x	x	x	U
Day care centers.	yes	U	U	U	x	S	S	S	S	x	x	x	x	x	x	x	
Hospitals, sanitariums, old age, convalescent, nursing and rest homes.	yes	U	U	U	U	S	S	S	S	U		x	x				
Meeting facilities.	yes	x	x	x	x	S	S	S		x	x	x	x	x			
Public uses and structures																	
-Public uses and structures, as permitted under Section 25-4-11.	yes	x	x	x	x	x				x	x	x	x	x	x	x	x
-Public uses and structures, necessary for agricultural practices.	yes						x	x	x								
-Public uses and structures, other than those necessary for agricultural practices, as provided under Section 25-4-11	yes						S	S	S								
Schools.	yes	U	U	U	x	U/S	U/S	U/S		U	x	x	x	U	U	U	
MANUFACTURING, REPAIR, STORAGE, CHEMICALS																	
Any other use not otherwise permitted that relates to the manufacturing, transportation, processing, assembling, distributing, repairing, and storage of goods, products, or materials.																x	
Breweries, distilleries, and alcohol manufacturing facilities.																x	
Bulk storage of flammable products and bulk storage of explosive products.																x	
Carpentry, hardwood products and furniture manufacturing and storage establishments.															x		
Cleaning and dyeing plants.															x	x	
Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleansing agent.												x		x			
Concrete or asphalt batching and mixing plants and yards.																x	
Contractors' yards for equipment, material, and vehicle storage, repair, or maintenance.															x	x	
Excavation or removal of natural building material or minerals, for commercial use.								S								U	
Fabricating establishments.																x	
Food manufacturing and processing.	yes													x	x	x	
Freight movers.																x	
Heavy equipment sales, service and rental.															x	x	
Ice storage and dispensing facilities.												x		x			
Laundries.												x		x	x	x	
Lava rock or stone cutting or shaping facilities.																x	
Light manufacturing, processing and packaging, where the only retail sales outlet for products produced is on the premises where produced.	yes											x					
Machine, welding, sheet metal, and metal plating and treating establishments.																x	

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MANUFACTURING, REPAIR, STORAGE, CHEMICALS (cont.)																	
Manufacturing, processing and packaging establishments																	
-Manufacturing, processing and packaging establishments, light and general.	yes															X	
-Manufacturing, processing and packaging establishments, light.	yes													X	X		
-Manufacturing, processing and packaging light and general, except for concrete or asphalt products, where the products are distributed to retail establishments located in the immediate community, as approved by the director.	yes												X				
Marine railways, drydocks, and ship or boat yards.																X	
Photographic processing.														X	X	X	
Plumbing, electrical, air conditioning and heating establishments.															X		
Printing shops, cartographing and duplicating processes such as blueprinting or photostating shops.												X					
Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops, which are designed to primarily serve the local area.													X	X	X	X	
Reduction, refining, smelting, or alloying of metals, petroleum products or ores.																X	
Repair establishments																	
-Repair establishments, major and minor.	yes															X	
-Repair establishments, major, when there are not more than five employees, as approved by the director.	yes												X				
-Repair establishments, minor.	yes										X	X	X	X	X		
Saw mills.																X	
Utility facilities, public and private, including offices or yards for equipment, material, vehicle storage, repair or maintenance.															X	X	
Warehousing.	yes													X	X	X	
Wholesaling and distribution operations.	yes													X			
Wholesaling and distribution, including the storage of incidental materials and equipment, except for highly flammable or explosive products.	yes														X		
Wholesaling and distribution, including the storage of incidental materials and equipment.	yes															X	
RECREATION																	
Amusement and recreational facilities, indoor.	yes									X		X	X	X			
Campgrounds, parks, playgrounds, tennis courts, swimming pools, and other similar open area recreational facilities, where none of the recreational features are entirely enclosed in a building.	yes						X	X									
Country clubs, tennis clubs and other similar recreational facilities which include buildings or indoor recreational features.						S											
Drive-in theaters.						S											
Existing churches and temples of historical significance.																	X
Game preserves.																	X

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RECREATION (cont.)																	
Golf courses.																	U
-Golf courses and related golf course uses, including golf driving ranges, golf maintenance buildings and golf club houses.		U	U	U	U	U	U	U		U		U	U				
Heiaus, historical areas, structures, and monuments.																	x
Major outdoor amusement and recreation facilities.	yes	U	U	U	U	U/S	U/S	U/S		x		U	U	U	U	U	
Natural features, phenomena, and vistas as tourist attractions.																	x
Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.		x	x	x	x						x	x	x				
Parks, playgrounds, tennis courts, swimming pools, and other similar open area recreational facilities.						x				x							
Private recreational uses involving no aboveground structure except dressing rooms and comfort stations.																	x
Public parks.																	x
Retention, restoration, rehabilitation, or improvement of buildings or sites of historic or scenic interest.							x	x									
Yacht harbors and boating facilities.		U	U	U	U	S				U		U	U	U	U	x	U
RESIDENTIAL																	
Adult day care homes.	yes	x	x	x	x	x	S	S		x	x	x	x				
Bed and breakfast establishments as permitted under Sec. 25-4-7.	yes	U	x	x	x	U/S	U/S	U/S		x	x	x	x				
Boarding facilities, rooming, or lodging houses.				x	x												
-Boarding facilities, rooming, or lodging houses, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.											x	x	x				
Care homes.	yes	U	U	U	U												
Dwellings, single-family.	yes	x	x	x	x	x				x	x	x	x				
-Dwelling, single-family, as permitted under chapter 205, Hawaii Revised Statutes and as permitted under Section 25-5-77(b).	yes, single-family						x	x									
Dwellings, double-family or duplex.	yes		x	x	x					x							
-Dwellings, double-family or duplex, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.	yes										x	x	x				
Dwellings, multiple-family.	yes			x	x					x							
-Dwellings, multiple-family, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.	yes										x	x	x				
Family child care homes.	yes	x	x	x	x	x	S	S		x	x	x	x				
Farm dwellings, as permitted under sections 67(b) and (c), 77(b) and (c), and 25-5-87(b) and (c).	yes						x	x	x								
Group living facilities.	yes	x	x	x	x	x	x	x		x	x	x	x				
Hotels.	yes									x		x					
-Hotels, when the design and use conform to the character of the area, as approved by the director.	yes												x				
Living quarters for watchmen or custodians as incidental and subordinate and in connection with the operation of any permitted use.															x	x	
Lodges.	yes					S		S		x			x				

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RESIDENTIAL (cont.)																	
Model homes, as permitted under Section 25-4-8.		x	x	x	x	S	S	S		x	x	x	x	x			
Residential uses in connection with the operation of any permitted use												x	x				
Time share units.	yes									x		x					
-Time share units situated in any of the following: (A) Areas designated as resort under the general plan land use pattern allocation guide (LUPAG) map. (B) Areas determined by the director to be within resort areas identified by the general plan land use element, except for retreat resort areas. (C) Areas determined for such use by the council, by resolution.	yes			x													
Trailer parks with density of three thousand five hundred square feet of land area per trailer, provided that plan approval is secured prior to commencing such use.								S									
TRANSPORTATION																	
Airfields, heliports, and private landing strips.								S							x	x	
Automobile and truck sales and rentals.															x		
Automobile and truck storage facilities.															x	x	
Automobile body and fender establishments.																x	
Automobile sales and rentals.												x	x	x			
Automobile service stations.	yes									x	x	x	x	x	x	x	
Car washing.														x	x	x	
-Car washing, provided that if it is mechanized, sound attenuated structures or sound attenuated walls shall be erected and maintained on the property lines.												x					
Commercial parking lots and garages.	yes									x		x	x	x	x	x	
Transportation and tour terminals.															x	x	
Truck, freight and draying terminals.															x	x	
UTILITIES & COMMUNICATION																	
Broadcasting stations.												x		x	x	x	
Telecommunication antennas and towers, as permitted under Section 25-4-12.	yes	U	U	U	U	U	U	U	U	x	x	x	x	x	x	x	U
Utility substations, as permitted under section 25-4-11.		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Wind energy facilities.								x									U
WASTE DISPOSAL																	
Dumping, disposal, incineration, or reduction of refuse or waste matter.																x	
Junkyards.	yes															x	
-Junkyards, provided that the building site is not less than one acre in area.	yes														x		
Public dumps.								S								x	
Recycling centers.																x	
-Recycling centers, which do not involve the processing of recyclable materials.															x		

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