

Division 2. CDH, Downtown Hilo Commercial District.

Section 25-7-20. Purpose and applicability.

The CDH (downtown Hilo commercial) district is established to reinforce and promote downtown Hilo's role as a compact high density area for retail shopping, professional and administrative activities, cultural and arts activities, other supportive business and commercial services, and multiple-family housing. The zoning requirements of this district are applicable to all building sites, except those designated as "O" (open) districts, within the area bounded by the western development area limits of Kapiolani Street/Kaiulani Street, the Wailuku River, Hilo Bay and Ponahawai Street. (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-21. Designation of CDH district.

The CDH (downtown Hilo commercial) district shall be designated by the symbol "CDH." (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-22. Permitted uses.

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

- (1) Adult day care homes.
- (2) Amusement and recreation facilities, indoor.
- (3) Art galleries.
- (4) Automobile service stations or garages, excluding body and fenderworks, electric tire rebuilding or battery rebuilding and provided that all work is conducted wholly within a completely enclosed building.
- (5) Bakeries.
- (6) Bars, cocktail lounges and night clubs.
- (7) Bed and breakfast establishments, as permitted under section 25-4-7.
- (8) Boarding facilities, rooming, or lodging houses.
- (9) Broadcasting stations or studios (radio and television).
- (10) Business services.
- (11) Car washing, provided that the facilities are not detrimental to the character of the district.
- (12) Commercial parking lots and garages.
- (13) Community buildings, as permitted under section 25-4-11.
- (14) Crop production.
- (15) Display rooms for products sold elsewhere.
- (16) Dwellings, double-family or duplex, with a maximum density of one thousand square feet of land area per rentable unit or dwelling unit.
- (17) Dwellings, multiple-family, with a maximum density of one thousand square feet of land area per rentable unit or dwelling unit.
- (18) Dwellings, single-family.
- (19) Family child care homes.
- (20) Farmers markets. When the vending activity in a farmers market involves more than just the sale of local fresh and/or raw produce, plant life, fish and local homegrown and homemade products for more than two days a week, the director, at the time of plan approval, shall restrict the hours of use, maintenance and operations and may require improvements as determined appropriate to ensure its compatibility with the existing character of the surrounding area.
- (21) Financial institutions.
- (22) Group living facilities.
- (23) Home occupations, as permitted under section 25-4-13.
- (24) Hospitals, sanitariums, old age, convalescent, nursing and rest homes and other similar uses.
- (25) Hotels and apartment hotels with a maximum density of five hundred square feet of land area per rentable unit.
- (26) Laundries other than those utilizing steam cleaning equipment, provided that the facilities are not detrimental to the character of the district.
- (27) Manufacturing, processing and packaging, light, provided that the activities are not detrimental to the character of the district.

- (28) Medical clinics.
 - (29) Meeting facilities.
 - (30) Model homes, as permitted under section 25-4-8.
 - (31) Modeling agencies.
 - (32) Museums and libraries.
 - (33) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
 - (34) Offices.
 - (35) Personal services.
 - (36) Photography and artist studios.
 - (37) Public uses and structures, as permitted under section 25-4-11.
 - (38) Publishing plants for newspapers, books and magazines, printing shops, cartographing and duplicating processes such as blueprinting or photostating.
 - (39) Repair establishments, minor.
 - (40) Restaurants.
 - (41) Retail establishments, provided that they are not detrimental to the character of the district.
 - (42) Schools, business.
 - (43) Schools, photography, art, music, dance or other similar studios or academies.
 - (44) Schools, vocational.
 - (45) Telecommunication antennas, as permitted under section 25-4-12.
 - (46) Temporary real estate offices, as permitted under section 25-4-8.
 - (47) Theaters, auditoriums and indoor sports arenas.
 - (48) Utility substations, as permitted under section 25-4-11.
 - (b) Residential use in connection with the operation of any permitted use shall be permitted in the CDH district.
 - (c) Buildings and uses normally considered accessory to the above uses shall also be permitted in the CDH district.
- (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-23. Height limit.

The height limit in the CDH district shall be one hundred twenty feet.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-24. Minimum building site area.

The minimum building site area in the CDH district shall be seven thousand five hundred square feet.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-25. Minimum building site average width.

Each building site in the CDH district shall have a minimum building site average width of sixty feet.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-26. Minimum yards.

Front, rear and sides: none, except as required by plan approval.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-7-27. Other regulations.

Plan approval is required for all new structures and additions to existing structures in the CDH district, except for construction of one single-family dwelling and any accessory buildings per lot.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-155, sec. 16.)