

**DEVELOPMENT STANDARDS
COUNTY OF HAWAII ZONING CODE**

	DISTRICT	HEIGHT LIMIT (ft)	MINIMUM BLDG SITE AREA	MINIMUM BLDG SITE WIDTH (ft)	MINIMUM YARDS (ft)			OTHER REGULATIONS
					FRONT	REAR	SIDE	
RS	Residential, Single-Family	35	7,500 sf	60' + 2' for each 500 sf in excess of 7500 sf up to max of 150'.	15	15	8	<p>(a) There may be more than one single-family dwelling on each building provided there is not less than the required minimum building site area for each dwelling.</p> <p>(b) One guest house, in addition to a single-family dwelling, may be located on any building site.</p> <p>(c) An ohana dwelling may be located on any building site, as permitted under article 6, division 3 of this chapter.</p> <p>(d) If a legal building site in the RS district has less area or average width than is required, then the yard requirements for the building site shall be the same as in the RS district having the largest requirements for which the building site can comply.</p> <p>(e) Exceptions to the regulations for the RS district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development, or cluster plan development.</p>
	7,500-9,999							
	10,000-19,999							
	20,000+							
RD	Residential, Double-Family	35	7,500 sf	60' + 2' for each 500 sf in excess of 7500 sf up to max of 150'.	15	15	8	<p>(a) There may be more than one double-family dwelling or more than two single-family dwellings or any combination thereof on each building site in the RD district; provided that the minimum land area requirement for each dwelling unit is met.</p> <p>(b) There shall be at least fifteen feet between the exterior walls of each main structure on the same building site in the RD district.</p> <p>(c) Plan approval shall be required for all new buildings and additions to existing buildings in the RD district.</p> <p>(d) Exceptions to the regulations for the RD district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p>
	7,500-9,999							
	10,000-19,999							
	20,000+							
RM	Residential, Multiple-Family	45	7,500 sf	60	20	20	8' (1)	(a) There may be more than one main building on any building site in the RM district.

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					FRONT	REAR	SIDE	
		Hilo- 120					story) + 2'/story	(b) Distance between main buildings on the same building site in the RM district shall be at least fifteen feet. (c) Plan approval shall be required for all new buildings and additions to existing buildings in the RM district. (d) Exceptions to the regulations for the RM district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.
RCX	Residential-Commercial Mixed Use	45	7,500 sf	60	20	20	8' (1 story) + 2'/story	(a) There may be more than one main building on any building site in the RCX district. (b) Distance between main buildings on the same building site in the RCX district shall be at least fifteen feet. (c) Plan approval shall be required for all new buildings and additions to existing buildings in the RCX district. (d) Exceptions to the regulations for the RCX district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.
RA	Residential and Agricultural	35	½ acre	100' for first ½ ac + 20' for each add'l ½ ac up to 300'	25	25	15	(a) If any legal building site in the RA district has an area less than one-half acre, then the yard and height requirements for the building site shall be the same as the yard requirements for the RS district. (b) Plan approval shall be required prior to the onstruction or installation of any new structure or development, or of any addition to an existing structure or development which is used for minor agricultural products processing. (c) An ohana dwelling may be located on any building site in the RA district, as permitted under article 6, division 3 of this chapter. (d) Exceptions to the regulations for the RA district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a

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					FRONT	REAR	SIDE	
								planned unit development pursuant to article 6, division 1 of this chapter.
FA	Family Agricultural	residential 35 other 45	1 to 5 ac (in 1 ac increments)	120' for first 1 ac + 20' for each add'l 1 ac up to 300'	30	30	20	<p>(a) If any legal building site in an FA district has an area of less than one acre, then the yard and height requirements for the building site shall be the same as the yard and height requirements in the RA district.</p> <p>(b) One single-family dwelling or one farm dwelling shall be permitted on any building site in the FA district. A farm dwelling is a single-family dwelling located on or used in connection with a farm or if the agricultural activity provides income to the family occupying the dwelling.</p> <p>(c) Additional farm dwellings may be permitted in the FA district only upon the following conditions: (1) A farm dwelling agreement for each additional farm dwelling, on a form prepared by the director, shall be executed between the owner of the building site, any lessee having a lease on the building site with a term exceeding one year from the date of the farm dwelling agreement, and the County. The agreement shall require the dwelling to be used for farm-related purposes. (2) The applicant shall submit an agricultural development and use program, farm plan or other evidence of the applicant's continual agricultural productivity or farming operation within the County to the director. Such plan shall also show how the farm dwelling will be utilized for farm-related purposes.</p> <p>(d) An ohana dwelling may be located on any building site in the FA district, as permitted under article 6, division 3 of this chapter.</p> <p>(e) Exceptions to the regulations for the FA district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a</p>

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					FRONT	REAR	SIDE	
								planned unit development. (f) Plan approval shall be required prior to the construction or installation of any new structure or development, or of any addition to an existing structure or development which is used for minor agricultural products processing.
A	Agricultural	residential 35 other 45	5	200' for first 5 ac + 20' for each add'l 1 ac up to 1000'	30	30	20	(a) If any legal building site in the A district has an area of less than five acres, then the yard, minimum building site average width and height requirements for the building site shall be the same as the yard and height requirements in the FA district. (b) One single-family dwelling or one farm dwelling shall be permitted on any building site in the A district. A farm dwelling is a single-family dwelling that is located on or used in connection with a farm or if the agricultural activity provides income to the family occupying the dwelling. (c) Additional farm dwellings may be permitted in the A district only upon the following conditions: (1) A farm dwelling agreement for each additional farm dwelling, on a form prepared by the director, shall be executed between the owner of the building site, any lessee having a lease on the building site with a term exceeding one year from the date of the farm dwelling agreement, and the County. The agreement shall require the dwelling to be used for farm-related purposes. (2) The applicant shall submit an agricultural development and use program, farm plan or other evidence of the applicant's continual agricultural productivity or farming operation within the County to the director. Such plan shall also show how the farm dwelling will be utilized for farm-related purposes. (d) An ohana dwelling may be located on any building site

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								<p>in the A district, as permitted under article 6, division 3 of this chapter.</p> <p>(e) Exceptions to the regulations for the A district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p> <p>Special setbacks for accessory structures:</p> <ul style="list-style-type: none"> • For accessory uses such as shade cloth structures used in controlling the amount of sunlight in the raising of plants and flowers, rear, side and front yards in the A district shall be at least ten feet, except where the A district shares common boundaries with urban zones and main government roads. • For accessory uses such as plastic roofed and shade cloth wooden or metal framed structures used in controlling the amount of sunlight, rainfall, wind and other elements of nature in the raising of fruits, vegetables and similar agricultural products, rear, side and front yards shall be at least ten feet except where: <ol style="list-style-type: none"> (1) Exterior walls of any type other than shade cloth are added to the wooden or metal framed structure; (2) The specific use allowed is abandoned; and (3) The A district shares common boundaries with urban zones and main government roads.
IA	Intensive Agriculture	residential 35 other 45	5 ac	200' for first 5 ac + 20' for each add'l 1 ac up to 1000'	30	30	20	<p>(a) If any building site in the IA district has an area of less than five acres, then the minimum yards shall be the same as the yards in an FA district having an area requirement nearest to that of the subject building site in the IA district.</p> <p>(b) One farm dwelling shall be permitted on any building site in the IA district, if it is located on or used in connection with a farm or if the agricultural activity provides income to the family occupying the dwelling. In</p>

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								<p>the case where agricultural activity has not been established, a farm dwelling agreement shall be entered into with the County to insure that agricultural activity will be established by the applicant within three years from the date that the building permit for the farm dwelling is issued.</p> <p>(c) Additional farm dwellings may be permitted in the IA district only upon the following conditions:</p> <p>(1) A farm dwelling agreement for each additional farm dwelling, on a form prepared by the director, shall be executed between the owner of the building site, any lessee having a lease on the building site with a term exceeding one year from the date of the farm dwelling agreement, and the County. The agreement shall require the dwelling to be used for farm-related purposes.</p> <p>(2) The applicant shall submit an agricultural development and use program, farm plan or other evidence of the applicant's continual agricultural productivity or farming operation within the County to the director. Such plan shall also show how the farm dwelling will be utilized for farm-related purposes.</p> <p>(d) Exceptions to the regulations for the IA district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p>
V	Resort-Hotel	<p>45 Hilo 120 Keauhou & Kahaluu Bay 90</p>	15,000 sf	90	20	20	8' (1 story) + 2'/story	<p>(a) More than one main building may be situated on any building site in the V district.</p> <p>(b) The distance between main buildings on one building site in the V district shall be at least fifteen feet.</p> <p>(c) Plan approval shall be required for all new structures and additions to existing structures in the V district.</p> <p>(d) Exceptions to the regulations for the V district regarding heights, building site areas, building site average widths and</p>

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					FRONT	REAR	SIDE	
								<p>yards, may be approved by the director within a planned unit development.</p> <p>Density (section 25-5-91):</p> <p>(a) Each V (resort-hotel) district shall be designated on the zoning map by the symbol "V" followed by a number which indicates the required land area, in thousands of square feet, for each dwelling unit or for each separate rentable unit in the case of hotels, resorts, inns, lodges, motels, motor hotels, motor lodges, or other similar rentable units.</p> <p>(b) In case any of the permitted uses have dormitories, two beds shall be equivalent to one separate rentable unit for purposes related to the required land area in the V district.</p> <p>(c) Maximum density designation in the V district shall be .75 or seven hundred fifty square feet of land area for each dwelling unit or separate rentable unit.</p> <p>(d) In the V district, no limitation shall be placed on the increments used between the various density designations; however, the recommended incremental density designations are: .75, 1, 1.25, 1.5 and upward in 0.25 increments.</p> <p>Landscaping (Section 25-5-97): Landscaping shall be provided on a minimum of twenty percent of the total land area of any building site in the V district. Parking areas shall not be included within the area required for landscaping on any building site.</p>
CN	Commercial, Neighborhood	40	7,500 sf	60	15	15	0	<p>(a) In conjunction with plan approval, the director may require the construction of a continuous eave overhanging the front property line in the CN district. The director may also require that the eave be of similar height and design in any one block of the CN district.</p> <p>(b) Plan approval shall be required for all new structures</p>

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								<p>and additions to existing structures in the CN district.</p> <p>(c) Exceptions to the regulations for the CN district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p> <p>Landscaping of yards (Section 25-5-107):</p> <p>(a) All front yards in the CN district shall be landscaped, except for necessary access drives and walkways.</p> <p>(b) Where any required side or rear yard in the CN district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.</p> <p>Minimum yard: Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.</p>
CG	Commercial, General	45 Hilo 120	7,500 sf	60	Either 15	or 15	0	<p>(a) Plan approval shall be required for all new structures and additions to existing structures in the CG district.</p> <p>(b) Exceptions to the regulations for the CG district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p> <p>Landscaping of yards (Section 25-5-117):</p> <p>(a) All front yards in the CG district shall be landscaped, except for necessary access drives and walkways.</p> <p>(b) Where any required side or rear yard in the CG district adjoins a building site in an RS, RD, RM or RCX district,</p>

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								<p>the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.</p> <p>Minimum yard: Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.</p>
CV	Commercial, Village	30	7,500 sf	60	Either 15	or 15	0	<p>(a) Plan approval shall be required for all new structures and additions to existing structures in the CV district.</p> <p>(b) Exceptions to the regulations for the CV district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p> <p>Landscaping of yards (Section 25-5-127):</p> <p>(a) All front yards in the CV district shall be landscaped, except for necessary access drives and walkways.</p> <p>(b) Where required side or rear yard in the CV district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.</p> <p>Minimum yard: Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling</p>

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					FRONT	REAR	SIDE	
								use of the adjoining district.
MCX	Industrial-Commercial	45	20,000 sf	90	20	0	0	<p>(a) Plan approval shall be required for all new structures and additions to existing structures in the MCX district.</p> <p>(b) Exceptions to the regulations for the MCX district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.</p> <p>Landscaping of yards (Section 25-5-137):</p> <p>(a) All front yards in the MCX district shall be landscaped, except for necessary access drives and walkways.</p> <p>(b) Any required side or rear yard in the MCX district adjoining a building site in an RS, RD, RM or RCX district, shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.</p> <p>Minimum yard: Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.</p>
ML	Industrial, Limited	45	10,000 sf	75	15	0	0	<p>(a) All front yards in the ML district shall be landscaped, except for drives and walkways.</p> <p>(b) Where any required side or rear yard in the ML district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, along the side or rear property lines so adjoining, except for necessary drives and walkways.</p>

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								(c) Plan approval shall be required for all new structures and additions to existing structures in the ML district. (d) Exceptions to the regulations for the ML district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.
MG	Industrial, General	50 100 w/ director's approval	20,000 sf	100	20	0	0	(a) All front yards in the MG district shall be landscaped, except for drives and walkways. (b) Where any required side or rear yard in the MG district adjoins a building site in an RS, RD, RM or RCX district, a solid wall six feet in height shall be erected and maintained along the side and rear property lines so adjoining. (c) Plan approval shall be required for all new structures and additions to existing structures in the MG district. (d) Exceptions to the regulations for the MG district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.
O	Open	specified in plan approval-----					Plan approval shall be required for all new structures and additions to existing structures in the O district. There shall be no height limits, minimum bldg site areas, minimum bldg site average widths, and minimum yards within the O district, except as specified as a condition of approval attached to any plan approval. For this purpose the regulations in the adjoining districts shall be used as guides.	