

County of Hawai‘i

PLANNING DEPARTMENT

Special Management Area Guidance

Is a portion of your property in the Special Management Area (SMA)? YES OR NO If you are not sure, please call, email or stop by the Planning Department along with your tax map key number.

If **NO**, an SMA review is **not** required.

If **YES**, does your project conform to one or more of the criteria below?

1. Repair or maintenance of roads and highways within existing rights-of-way.
2. Zoning variances for legally existing uses or structures, except for height, density, parking, and shoreline setback.
3. Amendment of the General Plan.
4. Transfer of title of land; creation or termination of easements, covenants, or other rights in legally existing structures or parcels of land.
5. Temporary events limited to 96 hours including set up and take down, such as community events, sporting events, fund raisers, food events and family celebrations not involving any ground disturbance and installation of permanent structures.
6. Construction or reconstruction of a single-family residence on land that does not abut the shoreline and that does not exceed any existing statutory limitation on floor area square footage, which is seven thousand five hundred (7,500) square feet of floor area, and is not part of a larger development.
7. Demolition or removal of structures on land that does not abut the shoreline, except those structures located on any historic site as designated in national or state registers.
8. Structural and non-structural interior and exterior repairs, maintenance, renovations, and alterations to existing, lawfully established structures that do not increase the gross floor area and do not involve any additional ground disturbance, such as installation of roof mounted photovoltaic and solar panels, solar water heating systems, roof repairs or replacement, window and door repairs or replacement and similar improvements.
9. Structural enclosures of lawfully established structures within the existing roof line and foundation for decks, lanais, carports, garages, and similar accessory purposes.

If **YES**, the assessment to confirm whether your project conforms to the one or more of the criteria above, may be done upon receipt of a building, land altering, or land use permit application. Please note that the Planning Department may require additional plans or information deemed necessary to assess the proposed use, activity or operation. Additionally, the Planning Department may determine that a full SMA Assessment is still required if your parcel is determined to be a shoreline parcel, or if there are potential impacts to any public access areas, archaeological sites/trails, or environmentally sensitive areas, on or within the vicinity of your parcel.

If **NO**, please prepare and submit an SMA Use Permit Assessment Application (attached) or SMA (Major) Use Permit Application as applicable. For more information regarding the SMA rules and regulations, please feel free to visit our website

<https://www.planning.hawaiicounty.gov/resources/special-management-area-sma> or contact the Planning Department in Hilo at (808) 961-8288 or in Kona at 323-4770.