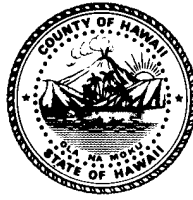


COUNTY OF HAWAI‘I



STATE OF HAWAI‘I

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25, ARTICLES 1, 3, 5, AND 7, OF THE HAWAI‘I COUNTY CODE 1983 (2016 EDITION, AS AMENDED), RELATING TO SPECIAL DISTRICTS.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI‘I:

SECTION 1. Chapter 25, article 1, section 25-1-5, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended by adding the following definitions in subsection (b) to read as follows:

““Co-working and innovation hub” means an establishment where office space, supplies, amenities, and other related services are shared among multiple businesses or individuals.”

““Creative media space” means a facility used for the production of creative media, including film, television, graphic design, website development, video games, and other digital content, or for the instruction of skills, techniques, methods, and processes used therein. Creative media spaces typically include, but need not have, a sound stage, audiovisual recording and editing equipment, and office space.”

““Cultural enterprise” means an establishment primarily involved in the creation, display, and sale of arts, crafts, music, performances, activities, and educational experiences related to the cultural heritage of Hawai‘i.”

SECTION 2. Chapter 25, article 3, section 25-3-2, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to read as follows:

“Section 25-3-2. Designation of special districts.

The special zoning districts of the County shall consist of the following:

- (1) Kailua Village design commission (article 7, division 1).
- (2) CDH, Downtown Hilo commercial district (article 7, division 2).
- (3) UNV, University district (article 7, division 3).
- (4) PD, Project districts (article 6, division 4).
- (5) APD, Agricultural project districts (article 6, division 5).
- (6) PVD, Pāhoa Village Design district (article 7, division 4).
- (7) DPC, Downtown Pāhoa commercial district (article 7, division).

SECTION 3. Chapter 25, article 4, division 5, section 25-4-59.2, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to read as follows:

“Section 25-4-59.2. Exceptions to the off-street parking and loading requirements.

The off-street parking and loading requirements of this chapter shall not apply to the following:

- ~~[(a)]~~ (1) Non-residential uses located within that area in the City of Hilo, bounded by Kino‘ole Street, Ponahawai Street, and an imaginary straight line extension of Ponahawai Street into Hilo Bay and Wailuku River[-];
- ~~[(b)]~~ (2) Dwelling units with a maximum density of one thousand square feet of land area per unit or less, within that area in the City of Hilo, bounded by Kino‘ole Street, Ponahawai Street, and an imaginary straight line extension of Ponahawai Street into Hilo Bay and Wailuku River[-];
- ~~[(c)]~~ (3) That area immediately fronting either side of that portion of the Hawai‘i Belt Highway which runs from the real property designated as tax map key no: 7-9-7-66 to the real property designated as tax map key no: 7-9-9:22, in Kainaliu, North Kona[-]; and
- ~~[(d)]~~ (4) [Those lots in the PVD district having a total area of less than seven thousand five hundred square feet and that have frontage on Pāhoa Village Road between Post Office Road and the eastern intersection of Akeakamai Loop and Pāhoa Village Road; provided that any lot created through parcel consolidation does not result in a lot having a total area of seven thousand five hundred square feet or more, or a parcel consolidation and resubdivision that results in the creation of additional building sites after May 28, 2015 shall provide off-street parking in accordance with the requirements of this chapter.] Any property wholly within the DPC district, except as may be otherwise required by plan approval.”

SECTION 4. Chapter 25, article 7, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended by adding a division to be appropriately inserted and to read as follows:

“Division . Downtown Pāhoa Commercial District.

Section 25-7- . Purpose and applicability.

- (a) The DPC (downtown Pāhoa commercial) district is established to:
 - (1) Encourage a dynamic town where environment, culture, commerce, and community coexist harmoniously;
 - (2) Support diverse economic development, with an emphasis on locally-owned businesses;
 - (3) Celebrate the historical and cultural heritage of Pāhoa in alignment with applicable design guidelines of the PVD district;
 - (4) Enhance the quality of life of residents and visitor experiences through improved infrastructure and amenities;

- (5) Provide opportunities for recreation, dining, cultural practices, creative activities, education, business and commercial services, and community programs in a safe and walkable built environment; and
- (6) Promote housing availability and community-driven economic growth through mixed residential-commercial development.
- (b) The zoning requirements of this district shall not be applicable to any parcel, unless wholly within the PVD district.

Section 25-7- . Designation of the DPC district.

The DPC (downtown Pāhoa commercial) district shall be designated by the symbol “DPC.”

Section 25-7- . Permitted uses.

- (a) The following uses shall be permitted in the DPC district:
 - (1) Adult day care homes.
 - (2) Agricultural products processing, minor.
 - (3) Agricultural tourism, as permitted under section 25-4-15.
 - (4) Amusement and recreation facilities, indoor.
 - (5) Apiaries.
 - (6) Art galleries.
 - (7) Automobile service stations.
 - (8) Bakeries.
 - (9) Bars and cocktail lounges.
 - (10) Boarding facilities, rooming, or lodging houses.
 - (11) Botanical gardens, nurseries and greenhouses, seed farms, plant experimental stations, arboretums, floriculture, and similar uses dealing with the growing of plants.
 - (12) Breweries, distilleries, and alcohol manufacturing facilities.
 - (13) Broadcasting stations or studios (radio and television).
 - (14) Business services.
 - (15) Car washing, provided that the facilities are not detrimental to the character of the district.
 - (16) Catering establishments.
 - (17) Community buildings, as permitted under section 25-4-11.
 - (18) Co-working and innovation hubs.
 - (19) Creative media spaces.
 - (20) Cultural enterprises.
 - (21) Display rooms for products sold elsewhere.
 - (22) Dwellings, double-family or duplex, with a minimum density of five hundred square feet of land area per rentable unit or dwelling unit.
 - (23) Dwellings, multiple-family, with a maximum density of five hundred square feet of land per rentable unit or dwelling unit.
 - (24) Dwellings, single-family.
 - (25) Family child care homes.
 - (26) Farmers markets.
 - (27) Financial institutions.

- (28) Food manufacturing and processing facilities.
- (29) Group living facilities.
- (30) Home occupations, as permitted under section 25-4-13.
- (31) Hospitals, old age, nursing and rest homes.
- (32) Ice storage and dispensing facilities.
- (33) Laundries other than those utilizing steam cleaning equipment, provided that facilities are not detrimental to the character of the district.
- (34) Manufacturing, processing and packaging, light, provided that the activities are not detrimental to the character of the district.
- (35) Medical clinics.
- (36) Meeting facilities.
- (37) Modeling agencies.
- (38) Museums and libraries.
- (39) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
- (40) Offices.
- (41) Personal services.
- (42) Photography and art studios.
- (43) Printing and publishing, including print shops and publishing houses, and digital media production studios.
- (44) Public uses and structures, as permitted in section 25-4-11.
- (45) Repairs establishment, minor.
- (46) Restaurants.
- (47) Retail establishments, provided that they are not detrimental to the character of the district.
- (48) Schools, business.
- (49) Schools, photography, art, music, dance or other similar studios or academies.
- (50) Schools, vocational.
- (51) Storage and sale of seed, feed, fertilizer, and other products essential to agriculture production.
- (52) Theaters, auditoriums and indoor sports arenas.
- (53) Wholesaling and distribution operations.
- (b) Residential use in connection with the operation of any permitted use shall be permitted in the DPC district.
- (c) Buildings and uses normally considered accessory to the above uses shall also be permitted in the DPC district.

Section 25-7- . Height limit.

The height limit in the DPC district shall be thirty feet.

Section 25-7- . Minimum building site area.

The minimum building site area in the DPC district shall be seven thousand five hundred square feet.

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

Each building site in the DPC district shall have a minimum building site average width of fifty feet.

Section 25-7- . Minimum yards.

Front, rear, and sides: none, except as required by plan approval.”

SECTION 5. Material to be repealed is bracketed and stricken. New material is underscored. In printing this ordinance, the brackets, bracketed and stricken material, and underscoring need not be included.

SECTION 6. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

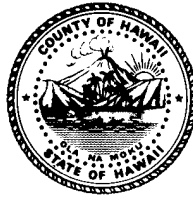
SECTION 7. This ordinance shall take effect upon its approval.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAI‘I

_____, Hawai‘i
Date of Introduction:
Date of 1st Reading:
Date of 2nd Reading:
Effective Date:

COUNTY OF HAWAI‘I



STATE OF HAWAI‘I

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 25-8-26 (PĀHOA ZONE MAP), ARTICLE 8, CHAPTER 25 OF THE HAWAI‘I COUNTY CODE 1983 (2016 EDITION, AS AMENDED) BY CHANGING THE DISTRICT CLASSIFICATION FROM VILLAGE COMMERCIAL – 10,000 SQUARE FEET (CV-10) AND SINGLE-FAMILY RESIDENTIAL – 10,000 SQUARE FEET TO DOWNTOWN PĀHOA COMMERCIAL (DPC) AT WAIAKAHI‘ULA, PUNA, HAWAI‘I, COVERED BY THE AREA AS MORE PARTICULARLY DESCRIBED HEREIN.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI‘I:

SECTION 1. Section 25-8-26, Article 8, Chapter 25 (Zoning Code) of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Waiakahi‘ula, Puna, Hawai‘i, shall be Downtown Pāhoa Commercial District (DPC):

1. All parcels having road frontage on Pāhoa Village Road between Post Office Road and Akeakamai Loop that are, as of the effective date of this ordinance, wholly or partially within the Single-Family Residential (RS) zoning district;
2. Any contiguous area covered by two or more adjacent parcels having road frontage on Akeakamai Loop or on the northern side of Pāhoa Village Road, between Post Office Road and its eastern terminus, that are, as of the effective date of this ordinance, wholly or partially within the Village Commercial (CV) zoning district;
3. Any contiguous area covered by two or more adjacent parcels having road frontage on the southern side on Pāhoa Village Road that are, as of the effective date of this ordinance, wholly or partially within the Village Commercial (CV) district, exclusive of any area within the State Land Use agricultural district; and

4. All parcels adjacent to any area hereinabove described that are, as of the effective date of this ordinance, wholly within the Village Commercial (CV) district.

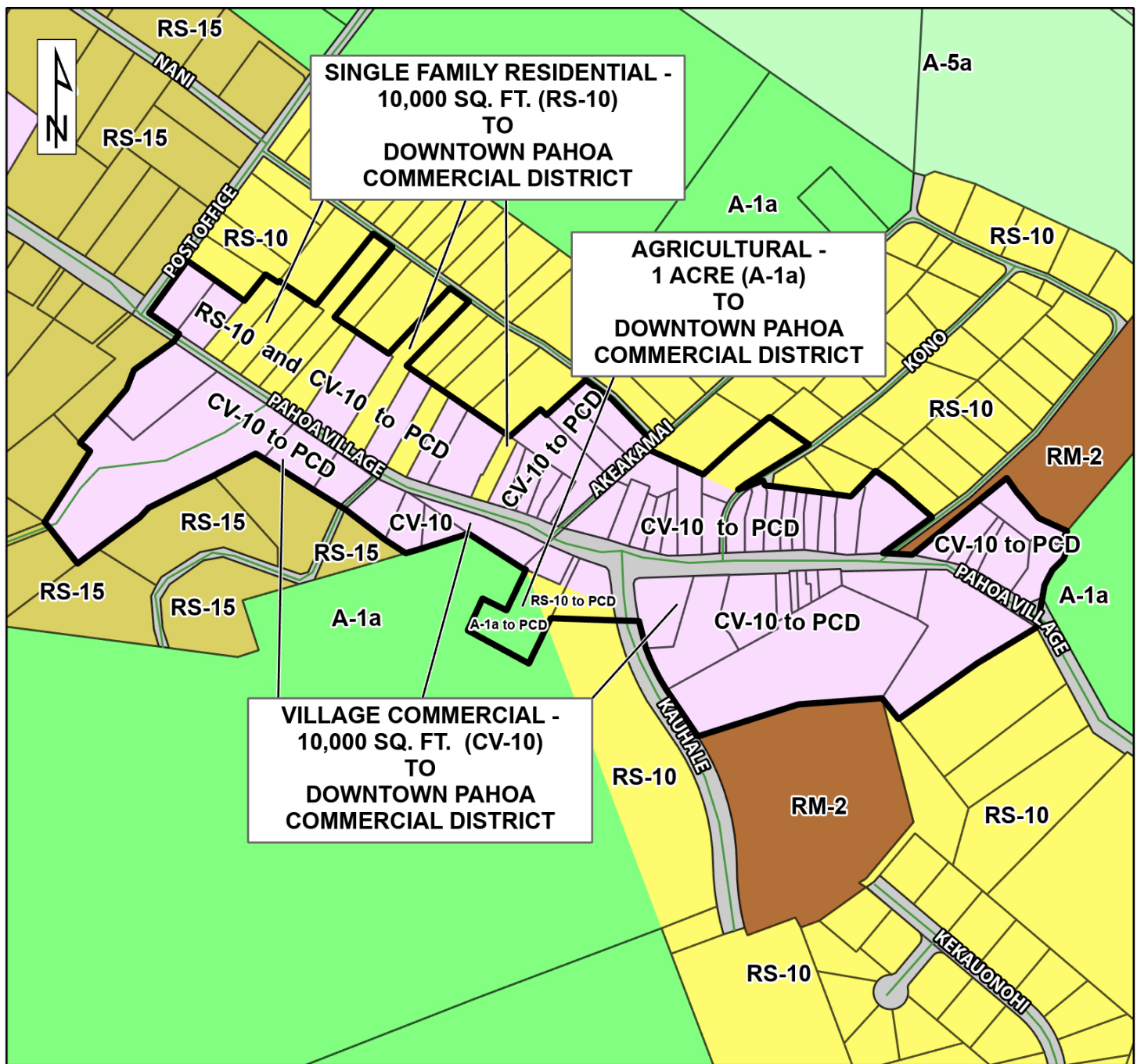
SECTION 2. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAI'I

_____, Hawai'i
Date of Introduction:
Date of 1st Reading:
Date of 2nd Reading:
Effective Date:



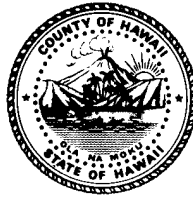
AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-8-26 (PAHOA ZONE MAP) ARTICLE 8, CHAPTER 25 (ZONING) OF THE HAWAII COUNTY CODE 1983 (2016 EDITION, AS AMENDED), BY CHANGING THE ZONE MAP CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL - 10,000 SQ. FT. (RS-10) AND VILLAGE COMMERCIAL - 10,000 SQ. FT. (CV-10) AND AGRICULTURAL - 1 ACRE (A-1a) TO DOWNTOWN PĀHOA COMMERCIAL DISTRICT (DPC) AT PĀHOA, PUNA, HAWAII

MAP PREPARED BY:
COUNTY OF HAWAII, PLANNING DEPARTMENT

DATE: July 24, 2025

COUNTY OF HAWAI‘I



STATE OF HAWAI‘I

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25, ARTICLE 7, DIVISION 4, OF THE HAWAI‘I COUNTY CODE 1983 (2016 EDITION, AS AMENDED), RELATING TO THE PĀHOA VILLAGE DESIGN DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI‘I:

SECTION 1. Chapter 25, article 7, division 4, section 25-7-40, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to read as follows:

“Section 25-7-40. Purpose and applicability; boundaries.

- (a) The PVD (Pāhoa Village Design) District is established to ~~[reinforce]~~:
- (1) Reinforce and promote Pāhoa’s role as a regional town center while retaining its rural village feel and identity~~[- The purpose of the regional town center is to serve as]~~;
 - (2) Support a diversity of land uses consistent with a compact medium density area [for], including retail shopping, administrative and professional activities, cultural and artistic activities, other supportive businesses activities, and a mix of residential uses, capable of serving both village residents and the ever more populous surrounding subdivisions~~[- Further, the PVD district seeks to preserve]; and~~
 - (3) Preserve the historical Hawai‘i plantation architectural [theme] style that has come to symbolize Pāhoa’s unique sense of place and identity~~[- through the implementation of design guidelines within the PVD district]~~.
- (b) The PVD district, as used in this chapter, means the area ~~[delineated on the map as provided in the Pāhoa Village Design Guidelines (hereinafter “design guidelines”) and further]~~ described as:
- (1) All parcels having frontage on Pāhoa Village Road from the Pāhoa Village Road and Kea‘au-Pāhoa Road intersection and the Pāhoa Village Road and Pāhoa-Kalapana Road intersection;
 - (2) All parcels having frontage on Post Office Road between Pāhoa Bypass Road and Pāhoa Village Road;
 - (3) All parcels having frontage on the west side of Kea‘au-Pāhoa Road between and inclusive of tax map key numbers: 1-5-007:012 and 1-5-007:080;
 - (4) All parcels having frontage on Kahakai Boulevard, including any extensions of Kahakai Boulevard up to the parcel identified by tax map key number 1-5-008:001, west of Pāhoa Bypass Road;
 - (5) Parcels identified by tax map key numbers: 1-5-005:024, 1-5-006:037, 1-5-006:015, 1-5-003:037 and 1-5-003:046; and

- (6) All parcels any part of which are designated medium density urban in Exhibit A of Ordinance No. 12-89 amending the general plan land use pattern allocation guide (LUPAG) map, ~~[with the following exclusions:]~~ except:
 - (A) That portion of tax map key no: 1-5-002:020 ~~[that is]~~ not designated medium density urban in Exhibit A of Ordinance No. 12-89; and
 - (B) Parcels identified by tax map key numbers: 1-5-001:003 and 1-5-008:001.”

SECTION 2. Chapter 25, article 7, division 4, section 25-7-41, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to read as follows:

“Section 25-7-41. Design guidelines; intent; adoption; applicability.

- (a) ~~[The intent of the Pāhoa Village Design Guidelines (hereinafter “design guidelines”) is to]~~ Any design guidelines applicable to the PVD district:
 - (1) Shall be herein known and may be cited as the “Pāhoa Village Design Guidelines”;
 - (2) Shall be adopted and subject to amendment by resolution; and
 - (3) Shall articulate primary architectural features and building design characteristics that have historically been identified as the Hawai‘i plantation architectural style or theme.
- (b) ~~[Design guidelines may be adopted by resolution or as standards by ordinance and shall be administered by the director]~~ The director shall administer, implement, and enforce the Pāhoa Village Design Guidelines after giving due consideration to the recommendations of the Pāhoa design review committee [having been established in accordance with section 25-2-72 of this chapter].
- (c) ~~[While no specific minimum number of the architectural features in the design guidelines shall be required for any proposed project, all]~~ All buildings and structures, including renovations or alterations to existing ones, within the PVD district[, except as otherwise specified in section 25-7-42(d) below,] shall be designed [to be] in a manner consistent with the [design guidelines and to be complementary with the existing structures.] Pāhoa Village Design Guidelines.”

SECTION 3. Chapter 25, article 7, division 4, section 25-7-42, of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to read as follows:

“Section 25-7-42. Pāhoa design review committee; purpose; procedures.

- (a) The purpose of the Pāhoa design review committee ~~[(hereinafter “committee”)]~~ is to provide ~~[an opportunity for local review and comment, for consistency with the design guidelines, on plans for]~~ local oversight and ensure that all [new] buildings and [structures as well as alterations to the exterior of existing buildings and structures] exterior alterations within the PVD district[.] comply with the Pāhoa Village Design Guidelines.
- (b) ~~[Upon request from the director, the Puna Community Development Plan Action Committee (PCDP-AC) shall identify and recommend one or more appropriate~~

~~Pāhoa-based community organizations that will be responsible for establishing the committee and providing any necessary administrative support that may be required.]~~ The Puna community development plan action committee shall invite one or more appropriate Pāhoa-based community organizations to form and provide administrative support for the Pāhoa design review committee. Committee membership should reflect a broad [eross-section] cross-section of the Pāhoa regional town center [service area and, to the extent reasonably possible, shall include representation from the construction industry, local businesses, and architecture and design professionals.], with efforts to include professionals from the construction, small business, architecture and design industries. The Puna community development plan action committee shall verify and affirm the participation of each supporting organization and member of the committee on an bi-annual basis.

- (c) ~~[The director shall provide the committee with an opportunity to conduct an architectural and design review, for consistency with the design guidelines, of all applications for plan approval, P.U.D. or sign permit, except as provided for in subsection (d) below.]~~ The committee shall review and submit recommendations on all applications for plan approval, a P.U.D. permit, or a sign permit in accordance with section 25-2-73, section 25-6-7, or chapter 3, article 3, of this Code, respectively.
- ~~[(1) The committee shall complete its review of any application for plan approval and submit its written recommendations along with the reviewed plans stamped "Reviewed by" with the date and signature of the committee chair to the director within twenty-five calendar days of receipt of such application from the director.~~
- ~~(2) The committee shall complete its review of any application for a P.U.D. and submit its written recommendations along with the reviewed plans stamped "Reviewed by" with the date and signature of the committee chair to the director within twenty-five calendar days of receipt of any plans for partial or final full approval from the director.~~
- ~~(3) The committee shall review and submit its written recommendations on applications for sign permits as provided in chapter 3, article 3 of this Code.~~
- (4)] Committee recommendations to the director shall be consistent with the provisions of the County Charter, general plan, Puna community development plan, Pāhoa Village Design Guidelines, zoning and other related ordinances and any master plan adopted for the PVD district.
- (d) The director may waive the requirement for architectural and design review by the committee when the proposed improvements will clearly have little or no visual impact on [the preservation or promotion of] the Hawai'i plantation architectural theme, including, but not limited to:
- ~~(1) [The construction or installation]~~ Construction of accessory buildings or structures or minor exterior alterations to the exterior of any existing building or structure that is not visible from any street frontage of the building site;
- ~~(2) [The addition or replacement]~~ Additions or replacements of accessory features such as flag poles, roof gutters and downspouts, railings and fencing of similar size, style and material or that more closely conforms to the design guidelines;

- (3) Painting or repainting of the exterior of any building, structure or accessory feature that is consistent with the design guidelines; or
- (4) ~~[The replacement of existing]~~ Replacement of doors and windows [where the size of the replacement door or window], provided that the new size is within ten percent of the size of the original [door or window].
- (e) ~~[In order to assist applicants with designing projects that satisfactorily conform to the design guidelines, the committee shall also develop process for and be available to provide preliminary review of conceptual plans prior to formal submittal of detailed plans and an application for a building permit, plan approval, P.U.D. or sign permit.]~~ Upon request of prospective applicants, the committee shall provide preliminary review and comments on draft or conceptual plans prior to submittal of an application to the director.
- (f) ~~[The committee shall conduct a comprehensive review of the design guidelines and PVD district boundaries and submit its recommendations for amendments to the design guidelines and PVD district boundaries to the PCDP AC within ten years following adoption of the design guidelines, and every ten years thereafter. The committee may prepare and submit to the PCDP AC recommendations for interim amendments to the design guidelines and PVD district boundaries as it deems necessary.]~~ The Pāhoa design review committee or the Puna community development plan action committee may not recommend amendments to the Pāhoa Village Design Guidelines and to the PVD district boundaries, without first having received the opinion of the other as to the proposed recommendation. Recommendations for amendments, together with the respective recommendations of the Pāhoa design review committee and Puna community development plan action committee, shall be forwarded through the director to the council for its consideration, subject to the authority of the director under section 25-2-43 in the case of any PVD district boundary amendment.
- (g) Once every ten years, the Puna community development plan action committee shall invite all current and former organizations and members of the design review committee to review the Pāhoa Village Design Guidelines and to the PVD district boundaries and submit recommendations thereon. Any recommendation accepted by the Puna community development plan action committee shall proceed as provided in subsection (f)."

SECTION 4. Material to be repealed is bracketed and stricken. New material is underscored. In printing this ordinance, the brackets, bracketed and stricken material, and underscoring need not be included.

SECTION 5. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAII

_____, Hawai'i

Date of Introduction:

Date of 1st Reading:

Date of 2nd Reading:

Effective Date:

DRAFT