

An abstract graphic on the right side of the slide, featuring concentric, swirling circles in shades of blue and teal, resembling a stylized eye or a ripple effect.

COUNTY COUNCIL INITIATED BILL 154 RELATING TO COMMERCIAL PARKING LOTS AND GARAGES

**AMENDMENT TO CHAPTER 25 (ZONING),
ARTICLES 1, 5, AND 7 OF THE HAWAII COUNTY
CODE (2016 EDITION, AS AMENDED)**

COUNTY COUNCIL'S REQUEST

The County Council finds that:

- Privately operated commercial parking lots may contribute to increased vehicle circulation and traffic congestion;
- Charging a fee for parking may encourage higher parking turnover and increased vehicle trips, adding traffic to surrounding streets;
- Publicly owned paid parking facilities serve governmental and public purposes and are distinguishable from privately operated commercial parking facilities;
- Regulating privately operated commercial parking facilities supports orderly growth and development consistent with the Hawai 'i County General Plan; and
- Lastly, this regulation does not deprive property owners of all economically beneficial use of their property, as a range of other permitted uses remains available.

PROPOSED AMENDMENT TO CHAPTER 25

Section 25-1-5 is amended by revising the definition of "commercial parking lot and garage" as follows:

""Commercial parking lot and garage" means any privately-owned building or parking area designed or used for temporary paid parking of automotive vehicles [~~, which is not accessory to another use on the same building site and within which no vehicles are repaired~~]."

PROPOSED AMENDMENT TO CHAPTER 25

Removes "commercial parking lots and garages" as a permitted use from the following zoning districts:

- CG (General Commercial)
- CV (Village Commercial)
- MCX (Industrial-Commercial Mixed)
- ML (Limited Industrial)
- MG (General Industrial)

PROPOSED AMENDMENT TO CHAPTER 25

Establishes that any privately owned commercial parking lot or garage lawfully existing prior to the effective date of the ordinance may continue as a lawful nonconforming use pursuant to Chapter 25.

PLANNING DEPARTMENT ANALYSIS

The Planning Director finds that:

- Commercial parking lots do not maximize the efficient use of developable land.
- Commercial parking facilities may encourage automobile dependency and inefficient land use patterns.
- Large paved parking areas may contribute to stormwater runoff, urban heat island effects, and other environmental impacts.
- Bill 154 is generally consistent with the goals, objectives, and policies of the Hawai'i County General Plan.
- Existing lawful commercial parking facilities are preserved through the ordinance's nonconforming use provisions.

PLANNING DIRECTOR'S RECOMMENDATION

**PROVIDE A FAVORABLE RECOMMENDATION
OF BILL 154 TO THE COUNTY COUNCIL
INCLUDING PROPOSED LANGUAGE
OUTLINED IN THE PLANNING DIRECTOR'S
RECOMMENDATION.**

RECOMMENDATION #1

Amend Bill 154 to retain “commercial parking lots and garages” as a permitted use within the Downtown Hilo Commercial District (CDH), while removing the use as a permitted use from the remaining zoning districts identified in Bill 154.

Reason: The CDH District's historic development pattern and limited on-site parking create a reliance on shared parking. Retaining commercial parking lots and garages as a permitted use supports the continued accessibility of Downtown Hilo.

RECOMMENDATION #2

Amend Bill 154 by removing "commercial parking lots and garages" from Chapter 25, Article 5, Division 9, Section 25-5-92(a) (Permitted Uses) and placing the use within Section 25-5-92(b) (Uses Permitted by Use Permit), thereby requiring a Use Permit within the Resort-Hotel (V) zoning district.

Reason: While the Department generally supports limiting new standalone commercial parking facilities, some sites may serve a demonstrated public need or reflect unique development patterns. The Use Permit process provides flexibility to evaluate site-specific impacts before approval.

NEXT STEPS

The Windward and Leeward Planning Commission is required to take action on Bill 154 by transmitting their recommendation to the Council by September 5, 2026.

The Planning Commissions shall recommend approval in whole or in part, with or without modifications, or rejection of the proposed bill, and the recommendation will be forwarded to the County Council for their consideration and decision.

In the event that the Commission fails to act on the proposed bill by this date, such inaction shall be considered as an unfavorable recommendation by the Planning Commission.