

Name: Hawaii County Zoning as of April 2022

File Name: cty_zoning_haw

Layer Type: Polygon

Status: Updated frequently by County of Hawaii – contact [Hawaii County](#) for most current data.

Geog. Extent: Island of Hawaii

Projection: Universal Transverse Mercator, Zone 4 (Meters)

Datum: NAD 83 HARN

Please note - if you download data from the State's geoportal (<https://geoportal.hawaii.gov/>), the data is exported in WGS84 coordinates, although it is stored internally (in the State's geodatabase), served in the State's web services (<https://geodata.hawaii.gov/arcgis/rest/services>) and made available in the State's legacy download site (<https://planning.hawaii.gov/gis/download-gis-data-expanded/>) in UTM / NAD 83 coordinates.

Description: County of Hawaii Land Use Zoning Designations, Hawaii County Code, Chapter 25, Zoning Code

Source: County of Hawaii, April 8, 2022

History: Received from County of Hawaii Planning Department, created from various district and urban zone maps using the parcel layer, current as of April, 2022. Where zoning lines follow parcel boundaries, the parcel data layer was used as a background. Updates to the zoning layer are done in Esri's ArcGIS software.

Attributes:

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| Polygons: | |
| ZONING_ID | Unknown |
| ZONE | Zoning Classification Code – e.g., A-1 – see descriptions, next page |
| DISTRICT | Judicial District Name |
| FROM | Previous Zoning Designation (if applicable) |
| TO | New Zoning Designation (if applicable) |
| DATE | Effective Date of Zoning Change (if applicable) |
| TAXACRES | Acres of Zoning Change (if applicable) |
| ORDINANCE | Ordinance Specifying Zoning Change (if applicable) |
| ZONE_MAP | Code Number |

Note: Zone Classification Code Descriptions can be found on following pages

* Note: This data layer is intended to be used as a guide for planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. This data is the property of the County of Hawaii (County). The GIS data are proprietary to the County, and title to this information remains in the County. All applicable common law and statutory rights in the GIS data, including, but not limited to, rights in copyright, shall and will remain the property of the County.

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| Contact: | Statewide GIS Program Office of Planning, State of Hawaii PO Box 2359, Honolulu, Hi. 96804 Phone: (808) 587-2846 email: gis@hawaii.gov | Hawaii County Planning Department Aupuni Center, 101 Pauahi St., Suite 3 Hilo, HI 96720 Phone: (808) 961-8288 email: planning@hawaiicounty.gov |
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Zoning Districts (see <http://www.hawaiicounty.gov/lb-file-review/files/county-code/chapter25.pdf>):

| | |
|--------------|---|
| (breakwater) | (Non-zoned area of breakwaters) |
| (FR) | (Non-zoned area of Forest Reserves) |
| (flood) | (Non-zoned area of floodways or canals) |
| (pier) | (Non-zoned area of piers) |
| (pond) | (Non-zoned area of ponds) |
| (river) | (Non-zoned area of rivers or streams) |
| (road) | (Non-zoned area of roads or trails) |
| A-100a | Agricultural District (minimum building site of 100 acres) |
| A-10a | Agricultural District (minimum building site of 10 acres) |
| A-1a | Agricultural District (minimum building site of 1 acre) |
| A-200a | Agricultural District (minimum building site of 200 acres) |
| A-20a | Agricultural District (minimum building site of 20 acres) |
| A-255a | Agricultural District (minimum building site of 255 acres) |
| A-2a | Agricultural District (minimum building site of 2 acres) |
| A-35a | Agricultural District (minimum building site of 35 acres) |
| A-3a | Agricultural District (minimum building site of 3 acres) |
| A-400a | Agricultural District (minimum building site of 400 acres) |
| A-40a | Agricultural District (minimum building site of 40 acres) |
| A-500a | Agricultural District (minimum building site of 500 acres) |
| A-5a | Agricultural District (minimum building site of 5 acres) |
| A-600a | Agricultural District (minimum building site of 600 acres) |
| A-6a | Agricultural District (minimum building site of 6 acres) |
| A-7a | Agricultural District (minimum building site of 7 acres) |
| A-8000a | Agricultural District (minimum building site of 8000 acres) |
| A-80a | Agricultural District (minimum building site of 80 acres) |
| A-8a | Agricultural District (minimum building site of 8 acres) |
| A-900a | Agricultural District (minimum building site of 900 acres) |
| APD | Agricultural Project District |
| CDH | Downtown Hilo Commercial District |
| CG-10 | General Commercial District (minimum land area of 10,000 square feet, required for each building site) |
| CG-20 | General Commercial District (minimum land area of 20,000 square feet, required for each building site) |
| CG-7.5 | General Commercial District (minimum land area of 7,500 square feet, required for each building site) |
| CN-10 | Neighborhood Commercial District (minimum land area of 10,000 square feet, required for each building site) |
| CN-20 | Neighborhood Commercial District (minimum land area of 20,000 square feet, required for each building site) |
| CN-40 | Neighborhood Commercial District (minimum land area of 40,000 square feet, required for each building site) |
| CN-7.5 | Neighborhood Commercial District (minimum land area of 7,500 square feet, required for each building site) |

Zoning Districts (continued):

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|--------|---|
| CV-10 | Village Commercial District (minimum land area of 10,000 square feet, required for each building site) |
| CV-15 | Village Commercial District (minimum land area of 15,000 square feet, required for each building site) |
| CV-1a | Village Commercial District (minimum land area of 1 acre, required for each building site) |
| CV-20 | Village Commercial District (minimum land area of 20,000 square feet, required for each building site) |
| CV-38 | Village Commercial District (minimum land area of 38,000 square feet, required for each building site) |
| CV-40 | Village Commercial District (minimum land area of 40,000 square feet, required for each building site) |
| CV-7.5 | Village Commercial District (minimum land area of 7,500 square feet, required for each building site) |
| FA-1a | Family Agricultural District (minimum building site of 1 acre) |
| FA-2a | Family Agricultural District (minimum building site of 2 acres) |
| FA-3a | Family Agricultural District (minimum building site of 3 acres) |
| FA-5a | Family Agricultural District (minimum building site of 5 acres) |
| FR | Forest Reserve |
| MCX-1a | Industrial-Commercial Mixed District (minimum land area of 1 acre, required for each building site) |
| MCX-3a | Industrial-Commercial Mixed District (minimum land area of 3 acres, required for each building site) |
| MCX-10 | Industrial-Commercial Mixed District (minimum land area of 10,000 square feet, required for each building site) |
| MCX-20 | Industrial-Commercial Mixed District (minimum land area of 20,000 square feet, required for each building site) |
| MG-15a | General Industrial District (minimum land area of 15 acres, required for each building site) |
| MG-10 | General Industrial District (minimum land area of 10,000 square feet, required for each building site) |
| MG-10a | General Industrial District (minimum land area of 10 acres, required for each building site) |
| MG-1a | General Industrial District (minimum land area of 1 acre, required for each building site) |
| MG-20 | General Industrial District (minimum land area of 20,000 square feet, required for each building site) |
| MG-3a | General Industrial District (minimum land area of 3 acres, required for each building site) |
| MG-5a | General Industrial District (minimum land area of 5 acres, required for each building site) |
| ML-10 | Limited Industrial District (minimum land area of 10,000 square feet, required for each building site) |
| ML-1a | Limited Industrial District (minimum land area of 1 acre, required for each building site) |
| ML-20 | Limited Industrial District (minimum land area of 20,000 square feet, required for each building site) |
| ML-3a | Limited Industrial District (minimum land area of 3 acres, required for each building site) |
| NP | National Park |
| OPEN | Open District |
| PD | Project District |

Zoning Districts (continued):

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|---------|--|
| RA-.5a | Residential and Agricultural District (minimum building site area of .5 acre) |
| RA-1a | Residential and Agricultural District (minimum building site area of 1 acre) |
| RA-1.5a | Residential and Agricultural District (minimum building site area of 1.5 acres) |
| RA-2a | Residential and Agricultural District (minimum building site area of 2 acres) |
| RCX-2 | Residential-Commercial Mixed Use District (required land area of 2,000 square feet for each dwelling unit, or for each separate rentable unit, or for each commercial unit) |
| RCX-10 | Residential-Commercial Mixed Use District (required land area of 10,000 square feet for each dwelling unit, or for each separate rentable unit, or for each commercial unit) |
| RCX-20 | Residential-Commercial Mixed Use District (required land area of 20,000 square feet for each dwelling unit, or for each separate rentable unit, or for each commercial unit) |
| RD-3.75 | Double-Family Residential District (minimum land area for each dwelling unit shall be 3,750 square feet) |
| RM-.75 | Multiple-Family Residential District (required land area of 750 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-1 | Multiple-Family Residential District (required land area of 1,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-1.25 | Multiple-Family Residential District (required land area of 1,250 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-1.5 | Multiple-Family Residential District (required land area of 1,500 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-10 | Multiple-Family Residential District (required land area of 10,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-14.5 | Multiple-Family Residential District (required land area of 14,500 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-15 | Multiple-Family Residential District (required land area of 15,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-2 | Multiple-Family Residential District (required land area of 2,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-2.5 | Multiple-Family Residential District (required land area of 2,500 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-20 | Multiple-Family Residential District (required land area of 20,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-3 | Multiple-Family Residential District (required land area of 3,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-3.5 | Multiple-Family Residential District (required land area of 3,500 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-30 | Multiple-Family Residential District (required land area of 30,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-4 | Multiple-Family Residential District (required land area of 4,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-5 | Multiple-Family Residential District (required land area of 5,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-5.5 | Multiple-Family Residential District (required land area of 5,500 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-6 | Multiple-Family Residential District (required land area of 6,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-7 | Multiple-Family Residential District (required land area of 7,000 square feet for each dwelling unit, or for each separate rentable unit) |
| RM-8 | Multiple-Family Residential District (required land area of 8,000 square feet for each dwelling unit, or for each separate rentable unit) |

Zoning Districts (continued):

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| RS-10 | Single-Family Residential District (minimum building site area of 10,000 square feet) |
| RS-10a | Single-Family Residential District (minimum building site area of 10 acres) |
| RS-15 | Single-Family Residential District (minimum building site area of 15,000 square feet) |
| RS-20 | Single-Family Residential District (minimum building site area of 20,000 square feet) |
| RS-22 | Single-Family Residential District (minimum building site area of 22,000 square feet) |
| RS-40 | Single-Family Residential District (minimum building site area of 40,000 square feet) |
| RS-5a | Single-Family Residential District (minimum building site area of 5 acres) |
| RS-7.5 | Single-Family Residential District (minimum building site area of 7,500 square feet) |
| UNV | University |
| V-.75 | Resort-Hotel District (required land area of 750 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-1 | Resort-Hotel District (required land area of 1,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-1.0 | Resort-Hotel District (required land area of 1,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-1.25 | Resort-Hotel District (required land area of 1,250 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-1.5 | Resort-Hotel District (required land area of 1,500 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-1.75 | Resort-Hotel District (required land area of 1,750 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-2.0 | Resort-Hotel District (required land area of 2,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-2.25 | Resort-Hotel District (required land area of 2,250 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-25 | Resort-Hotel District (required land area of 25,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-2a | Resort-Hotel District (required land area of 2 acres, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-4 | Resort-Hotel District (required land area of 4,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-6.0 | Resort-Hotel District (required land area of 6,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |
| V-7 | Resort-Hotel District (required land area of 7,000 square feet, for each dwelling unit, or for each separate rentable unit, or other similar rentable units) |