

Name: Hawaii County Zoning as of November 2023

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, November 8, 2023

History: Received from County of Hawaii Planning Department, created from various district and urban zone maps using the parcel layer, current as of November 2023. 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:

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 (please see Hawaii County Zoning code, linked below, for all current zoning codes and descriptions).

Hawaii County GIS Disclaimer:

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 not survey accurate and is subject to change at any time. 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.

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy. The County does not guarantee the positional or thematic accuracy of the GIS data. The GIS data or cartographic digital files are not a legal representation of any of the features which it depicts, and disclaims any assumption of the legal status of which it represents. *This digital version is not the official map therefore users are advised to contact the County of Hawaii, Planning Dept. for zoning verification.*

Contact: Statewide GIS Program
Office of Planning & Sustainable Development
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

Zoning Districts (see <https://www.hawaiicounty.gov/home/showdocument?id=302520>):

(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):

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):

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):

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)