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# A BILL FOR AN ACT

RELATING TO AGRICULTURAL DISTRICTS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

- 1           SECTION 1. Section 205-2, Hawaii Revised Statutes, is  
2 amended by amending subsection (d) to read as follows:
- 3           "(d) Agricultural districts shall include:
- 4           (1) Activities or uses as characterized by the cultivation  
5           of crops, crops for bioenergy, orchards, forage, and  
6           forestry;
- 7           (2) Farming activities or uses related to animal husbandry  
8           and game and fish propagation;
- 9           (3) Aquaculture, which means the production of aquatic  
10           plant and animal life within ponds and other bodies of  
11           water;
- 12           (4) Wind-generated energy production for public, private,  
13           and commercial use;
- 14           (5) Biofuel production, as described in section 205-  
15           4.5(a)(16), for public, private, and commercial use;
- 16           (6) Solar energy facilities; provided that:



- 1 (A) This paragraph shall apply only to land with soil  
2 classified by the land study bureau's detailed  
3 land classification as overall (master)  
4 productivity rating class B, C, D, or E; and
- 5 (B) Solar energy facilities placed within land with  
6 soil classified as overall productivity rating  
7 class B or C shall not occupy more than ten per  
8 cent of the acreage of the parcel, or twenty  
9 acres of land, whichever is lesser, unless a  
10 special use permit is granted pursuant to section  
11 205-6;
- 12 (7) Bona fide agricultural services and uses that support  
13 the agricultural activities of the fee or leasehold  
14 owner of the property and accessory to any of the  
15 above activities, regardless of whether conducted on  
16 the same premises as the agricultural activities to  
17 which they are accessory, including farm dwellings as  
18 defined in section 205-4.5(a)(4), employee housing,  
19 farm buildings, mills, storage facilities, processing  
20 facilities, photovoltaic, biogas, and other small-  
21 scale renewable energy systems producing energy solely



1 for use in the agricultural activities of the fee or  
2 leasehold owner of the property, agricultural-energy  
3 facilities as defined in section 205-4.5(a)(17),  
4 vehicle and equipment storage areas, and plantation  
5 community subdivisions as defined in section 205-  
6 4.5(a)(12);

7 (8) Wind machines and wind farms;

8 (9) Small-scale meteorological, air quality, noise, and  
9 other scientific and environmental data collection and  
10 monitoring facilities occupying less than one-half  
11 acre of land; provided that these facilities shall not  
12 be used as or equipped for use as living quarters or  
13 dwellings;

14 (10) Agricultural parks;

15 (11) Agricultural tourism conducted on a working farm, or a  
16 farming operation as defined in section 165-2, for the  
17 enjoyment, education, or involvement of visitors;  
18 provided that the agricultural tourism activity is  
19 accessory and secondary to the principal agricultural  
20 use and does not interfere with surrounding farm  
21 operations; ~~and~~ provided further that this paragraph



1 shall apply only to a county that has adopted  
2 ordinances regulating agricultural tourism under  
3 section 205-5;

4 (12) Agricultural tourism activities, including overnight  
5 accommodations of twenty-one days or less, for any one  
6 stay within a county; provided that this paragraph  
7 shall apply only to a county that includes at least  
8 three islands and has adopted ordinances regulating  
9 agricultural tourism activities pursuant to section  
10 205-5; provided further that the agricultural tourism  
11 activities coexist with a bona fide agricultural  
12 activity. For the purposes of this paragraph, "bona  
13 fide agricultural activity" means a farming operation  
14 as defined in section 165-2;

15 (13) Open area recreational facilities;

16 (14) Geothermal resources exploration and geothermal  
17 resources development, as defined under section 182-1;

18 (15) Agricultural-based commercial operations registered in  
19 Hawaii, including:

20 (A) A roadside stand that is not an enclosed  
21 structure, owned and operated by a producer for



- 1 the display and sale of agricultural products  
2 grown in Hawaii and value-added products that  
3 were produced using agricultural products grown  
4 in Hawaii;
- 5 (B) Retail activities in an enclosed structure owned  
6 and operated by a producer for the display and  
7 sale of agricultural products grown in Hawaii,  
8 value-added products that were produced using  
9 agricultural products grown in Hawaii, logo items  
10 related to the producer's agricultural  
11 operations, and other food items;
- 12 (C) A retail food establishment owned and operated by  
13 a producer and permitted under chapter 11-50,  
14 Hawaii administrative rules, that prepares and  
15 serves food at retail using products grown in  
16 Hawaii and value-added products that were  
17 produced using agricultural products grown in  
18 Hawaii;
- 19 (D) A farmers' market, which is an outdoor market  
20 limited to producers selling agricultural  
21 products grown in Hawaii and value-added products



1           that were produced using agricultural products  
2           grown in Hawaii; and  
3           (E) A food hub, which is a facility that may contain  
4           a commercial kitchen and provides for the  
5           storage, processing, distribution, and sale of  
6           agricultural products [~~grown in Hawaii and value-~~  
7           ~~added products that were produced using~~  
8           ~~agricultural products grown in Hawaii.~~] for  
9           consumption in Hawaii; provided that the  
10          processing facilities and appurtenant areas do  
11          not occupy more than twenty per cent of the  
12          parcel on which they are located and the  
13          remainder is dedicated to other purposes allowed  
14          under this subsection.

15          The owner of an agricultural-based commercial  
16          operation shall certify, upon request of an officer or  
17          agent charged with enforcement of this chapter under  
18          section 205-12, that the agricultural products  
19          displayed or sold by the operation meet the  
20          requirements of this paragraph;



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1 (16) Hydroelectric facilities as described in section 205-  
2 4.5(a)(23); and

3 (17) Composting and co-composting operations; provided that  
4 operations that process their own green waste and do  
5 not require permits from the department of health  
6 shall use the finished composting product only on the  
7 operation's own premises to minimize the potential  
8 spread of invasive species.

9 Agricultural districts shall not include golf courses and golf  
10 driving ranges, except as provided in section 205-4.5(d).

11 Agricultural districts include areas that are not used for, or  
12 that are not suited to, agricultural and ancillary activities by  
13 reason of topography, soils, and other related characteristics."

14 SECTION 2. Statutory material to be repealed is bracketed  
15 and stricken. New statutory material is underscored.

16 SECTION 3. This Act shall take effect upon its approval.

17

INTRODUCED BY:



JAN 24 2023



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**Report Title:**

Agricultural Districts; Food Hubs

**Description:**

Amends the qualifications for food hubs located in agricultural districts.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

