

JAN 21 2022

A BILL FOR AN ACT

RELATING TO ZONING.

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

1 SECTION 1. Section 46-4, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

3 "(a) This section and any ordinance, rule, or regulation
4 adopted in accordance with this section shall apply to lands not
5 contained within the forest reserve boundaries as established on
6 January 31, 1957, or as subsequently amended.

7 Zoning in all counties shall be accomplished within the
8 framework of a long-range, comprehensive general plan prepared
9 or being prepared to guide the overall future development of the
10 county. Zoning shall be one of the tools available to the
11 county to put the general plan into effect in an orderly manner.

12 Zoning in the counties of Hawaii, Maui, and Kauai means the
13 establishment of districts of such number, shape, and area, and
14 the adoption of regulations for each district to carry out the
15 purposes of this section. In establishing or regulating the
16 districts, full consideration shall be given to all available
17 data as to soil classification and physical use capabilities of



1 the land to allow and encourage the most beneficial use of the
2 land consonant with good zoning practices. The zoning power
3 granted herein shall be exercised by ordinance which may relate
4 to:

- 5 (1) The areas within which agriculture, forestry,
6 industry, trade, and business may be conducted;
- 7 (2) The areas in which residential uses may be regulated
8 or prohibited;
- 9 (3) The areas bordering natural watercourses, channels,
10 and streams, in which trades or industries, filling or
11 dumping, erection of structures, and the location of
12 buildings may be prohibited or restricted;
- 13 (4) The areas in which particular uses may be subjected to
14 special restrictions;
- 15 (5) The location of buildings and structures designed for
16 specific uses and designation of uses for which
17 buildings and structures may not be used or altered;
- 18 (6) The location, height, bulk, number of stories, and
19 size of buildings and other structures;
- 20 (7) The location of roads, schools, and recreation areas;
- 21 (8) Building setback lines and future street lines;



(9) The density and distribution of population;

(10) The percentage of a lot that may be occupied, size of yards, courts, and other open spaces;

(11) Minimum and maximum lot sizes; and

(12) Other regulations the boards or city council find necessary and proper to permit and encourage the orderly development of land resources within their jurisdictions.

The council of any county shall prescribe rules, regulations, and administrative procedures and provide personnel it finds necessary to enforce this section and any ordinance enacted in accordance with this section. The ordinances may be enforced by appropriate fines and penalties, civil or criminal, or by court order at the suit of the county or the owner or owners of real estate directly affected by the ordinances.

Any civil fine or penalty provided by ordinance under this section may be imposed by the district court, or by the zoning agency after an opportunity for a hearing pursuant to chapter 91. The proceeding shall not be a prerequisite for any injunctive relief ordered by the circuit court.



1 Nothing in this section shall invalidate any zoning
2 ordinance or regulation adopted by any county or other agency of
3 government pursuant to the statutes in effect prior to July 1,
4 1957.

5 The powers granted herein shall be liberally construed in
6 favor of the county exercising them, and in such a manner as to
7 promote the orderly development of each county or city and
8 county in accordance with a long-range, comprehensive general
9 plan to ensure the greatest benefit for the State as a whole.
10 This section shall not be construed to limit or repeal any
11 powers of any county to achieve these ends through zoning and
12 building regulations, except insofar as forest and water reserve
13 zones are concerned and as provided in subsections (c) and (d).

14 Neither this section nor any ordinance enacted pursuant to
15 this section shall prohibit the continued lawful use of any
16 building or premises for any trade, industrial, residential,
17 agricultural, or other purpose for which the building or
18 premises is used at the time this section or the ordinance takes
19 effect; provided that a zoning ordinance may provide for
20 elimination of nonconforming uses as the uses are discontinued,
21 or for the amortization or phasing out of nonconforming uses or



1 signs over a reasonable period of time in commercial,
2 industrial, resort, and apartment zoned areas only. In no event
3 shall such amortization or phasing out of nonconforming uses
4 apply to any existing building or premises used for residential
5 (single-family or duplex) or agricultural uses. Nothing in this
6 section shall affect or impair the powers and duties of the
7 director of transportation as set forth in chapter 262.

8 A rule, regulation, or zoning ordinance adopted under this
9 section shall not apply to existing structures on a lot or
10 parcel in the Waikiki special district; provided that any
11 redevelopment or new structure built on the lot or parcel may be
12 built to the same height and floor area ratio of the existing
13 structure."

14 SECTION 2. New statutory material is underscored.

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

16 INTRODUCED BY: 



S.B. NO. 2313

Report Title:

Zoning; Applicability of Zoning Ordinances; Waikiki Special District

Description:

Exempts existing structures on lots or parcels in the Waikiki Special District from rules, regulations, or zoning ordinances, provided that any redevelopment or new structure built on the lot or parcel may be built to the same height and floor area ratio of the existing structure.

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